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: 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 ________, 2015.

AYES: Needham, Olson, Simmonds, Ward, Daives
NAYS: None
ABSENT: None

Jeannie Simmonds, Chair

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 17th day of February, 2015.

Jeannie Simmonds, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 17th day of February 2015.

Craig Petersen, Mayor
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 27, 2015
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Residential Development Standards Amendment

Summary of Planning Commission Proceedings

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

On January 22, 2015, the Planning Commission recommended that the Municipal Council approve a request to amend the Land Development Code Chapter 17.14 (General Development Standards: Residential Zones) by clarifying the driveway standards in 17.14.

Planning Commissioners vote (5 - 0):
Motion to recommend approval: S. Sinclair
Second: M. Romero
Nay: none

Attachments:
Staff Report
Ordinance 15-003
PC Meeting Minutes
EXHIBIT A
Project #15-001
Residential Development Standards (17.14)
Code Amendment

REPORT SUMMARY...
Project Name: Residential Development Standards Amendment
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: January 22, 2015
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 17.14 (General Development Standards: Residential Zones).

REQUEST
This proposed amendment to Section 17.14.030 of the Land Development Code includes the addition of a graphic helping to explain the residential parking and driveway standards.

GENERAL PLAN
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment clarifies the design standards for residential development. 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
Legal notices were published in the Herald Journal on January 8, 2015, posted on the City’s website and the Utah Public Meeting website on December 10, 2014, and noticed in a quarter page ad on January 4, 2015.

AGENCY AND CITY DEPARTMENT COMMENTS
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 clarifies the applicability of driveway and parking standards enumerated in Chapter 17.14 for the residential zones.

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.
17.14: General Development Standards: Residential Zones

10. Building materials or colors for garages and carports shall be similar to the exterior finishes on the primary structure.

Figure 17.14.030.C.1: Detached Garage/Accessory Structure Standards

D. Prohibited Accessory Structure.
Shipping containers, semi-trailers, boxcars, or similar structures shall not be installed or maintained on residential properties.

E. Driveways & Parking.
1. The maximum width of the curb cut for private driveways is 24 feet. Within 15 feet of the right of way, the minimum width of a driveway shall be 12 feet while the maximum width of a driveway shall be 22 feet (See Figure 17.14.030.E.1).
2. No driveway shall be located closer than four (4) feet to another driveway (measured edge to edge) and no driveway shall be located closer to a side lot line than 2 feet. A shared driveway on two separate parcels is exempt from this provision; however, the width of a shared driveway shall not exceed 22'.
3. Corner lot driveways shall be located a minimum of 30 feet away from the corner, as measured from the corner or projected corner, of intersected property lines.
4. Only one driveway access is permitted per single family residential lot unless a second driveway access is permitted by the Director. A circular driveway may be permitted provided a minimum 100 foot separation between each driveway is maintained.
5. No parking is permitted in the front setback, unless in a permitted driveway on private property.
Figure 17.14.030.E.1: Detached Garage/Accessory Structure Standards


PC 15-003 LDC Amendment – 17.38 Parking Code Amendment. Logan City requests to include compact parking stall standards, clarify structured parking requirements in the Campus Residential zone and refine other language outlined in the Land Development Code §17.38.

PC 15-004 LDC Amendment – 17.15, 17.36 & 17.37 Code Amendment. Logan City requests to eliminate §17.36.080 (was replaced by §17.37.170); amend §17.37.100-140 regarding fences and walls; §17.37.160.B to clarify road extension requirements; §17.15 regarding setback language and re-number applicable sections in the Land Development Code.

PC 15-005 LDC Amendment – Land Use Appeal Board Code Amendment. Logan City requests to amend the Land Development Code Sections 17.01, 17.24, 17.46, 17.50, 17.53, 17.55 & 17.57 to replace the Board of Adjustment and Board of Appeals with a Land Use Appeal Board.

The Municipal Council is tentatively scheduled to hold a workshop on these items on Tuesday, February 3, 2015, and a public hearing on Tuesday, February 17, 2015. 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 or www.loganutah.org for more information.

published Sun. Jan. 4 in H.J.
STATE OF UTAH
COUNTY OF CACHE, ss

On this 23rd day of February, A.D. 2015 personally appeared
before me JAIME MAW who being first being duly sworn, deposes and says that
(s)he is the Principal Legal Clerk 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:
02/22/2015

______________________________, Principal Legal Clerk

Subscribed and sworn to before me on this 23rd day of February, A.D. 2015

______________________________, Notary Public

Commissioned in the State of Utah
My Commission expires 10/18/2015

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE - The following ordinances
to the Land Development Code were adopted and approved by
the Logan Municipal Council, Logan, Utah on February 17,
2015:

ORD. 15-03 An ordinance amending Section 17.14 clarifying
residential standards.
ORD. 15-04 An ordinance eliminating Section 17.36.080 and
replacing with Section 17.37.170; amending Section
17.37.100-140 fences and walls; Section 17.37.160.B clarifying
road extension requirements; Section 17.15 regarding setback
language.
ORD. 15-05 An ordinance amending Sections 17.01, 17.24,
17.46, 17.50, 17.53, 17.55 & 17.57 to replace the Board of
Adjustment and Board of Appeals with a new Land Use
Appeals Board.
ORD. 15-06 An ordinance amending Section 17.62 regarding
definitions.
ORD. 15-07 An ordinance amending Section 17.40 regarding
signs.

These ordinances are effective immediately upon publication.
Full texts 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: February 22, 2015