CITY OF LOGAN, UTAH
ORDINANCE NO. 110

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: "Specific Development Standards: District and Corridor 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 May, 2015.

AYES: Needham, Acires, Simmonds, Ward
NAYS: none
ABSENT: Olsen

Jeannie F. Simmonds, Chair

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 May, 2015.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 19 day of May, 2015.

H. Craig Petersen, Mayor
17.19.060: Town Center (TC) Development Standards

Residential Density
Units/acre (max) 70

Site
Lot coverage (max) 100%

Building Frontage
Main Street 75%
% at front setback (min)
Other
% at side setback 40%

Setbacks
A Front (min-max) 0'-5'
Civic space exception Track 2
B Side (min) 0'-5'
C Rear (min) 0'
Parking (min) 10'
See §17.14.050 for additional setback requirements if adjacent to a residential zone.

Parking
Residential (min-max) 0.5/unit-2/unit
Commercial (min) Varies by use
See §17.38.040
Commercial (max) §17.38.050
Location Rear
50% max. surface parking. See Table 17.38.040.

Land Set Asides (17.35.020)
Open Space Not required
Useable Outdoor Space Not required

Building Form
D Building Heights
Main Street Frontage
Stories (min) 3NA
Height (max) 38'-68'
Side Street Frontage
Height (max) 40'-45'

Floor Heights (floor to ceiling)
F Ground Floor (min-max) 12'-20'
G Upper Floors (min) 9'

Transparency (Fenestration)
Ground Floor (frontage) 60%
Upper Floors (frontage) 20%

Entrances
1 per 40 linear feet of frontage. A functioning entrance, open during business hours, is required along each frontage. Buildings with two frontages may substitute an angled entrance at the corner. See also Section 17.18.030, Building Orientation and Entries.
Town Center (TC) Development Standards

Building Form (Continued)

Elevations
Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection
Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang).

Building Design
See Section 17.18.020, Building Design.

Building Placement & Orientation
New development with Main Street frontage shall orient at least 75% of the building footprint towards their Main Street frontage while new development along other public streets in the Town Center shall orient at least 40% of the building footprint towards their public street frontage.

All properties within the Center Street National Historic District must comply with the Center Street National Historic District Design Standards.

Accessory Structures
Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other

Compliance with Other Standards
Compliance with all other applicable sections of the Logan Land Development Code is required.

Center Street National Historic District
All properties within the Center Street National Historic District must comply with the Center Street National Historic District Design Standards. See Center Street National Historic District Design Standards.
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 5, 2015
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Town Center Development Standards Amendment

Summary of Planning Commission Proceedings

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

On April 23, 2015, the Planning Commission recommended that the Municipal Council approve a request to amend the Land Development Code Chapter 17.19 (Specific Development Standards: District and Corridor Zones) by eliminating the minimum height requirement, increase the maximum building height on side streets from 40’ to 45’, eliminate a requirement to have one entrance per 40’ of frontage, and add clarification language regarding building placement and orientation.

Planning Commissioners vote (5 - 1):
Motion to recommend approval: T. Jensen
Second: D. Butterfield
Nay: R. Price

Attachments:
Staff Report
Ordinance 15-010
PC Meeting Minutes
Project #15-002
Residential Development Standards (17.19)
Code Amendment

REPORT SUMMARY...
Project Name: Town Center Development Standards Amendment
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: April 23, 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 17.19 (Specific Development Standards: District and Corridor Zones).

REQUEST
The proposed amendments to Section 17.19.060 of the Land Development Code include the following:

1. Eliminate the minimum building height requirement for new projects along Main Street in the Town Center zone.
2. Increase the maximum building height on side streets from 40' to 42'.
3. Eliminate the requirement to have one entrance per 40' of frontage.
4. Add clarification language regarding building placement and orientation.

Each of these proposed changes will be discussed separately.

1. Eliminate Minimum Building Height Requirements for new projects fronting Main Street in the Town Center Zone.

The first component of the proposed amendment to 17.19.060 is eliminating the minimum height requirement for all new projects fronting Main Street in the Town Center (TC) zone. The current minimum height requirement for new construction on Main Street in the TC zone is three (3) stories. There are no other minimum height requirements for new construction elsewhere in the TC zone off of Main Street nor are there minimum heights elsewhere in the LDC. The maximum height for new construction on Main Street is 68' while the maximum height in the TC zone off of Main is 40'.

The Town Center (TC) zone runs from 2nd South to 5th North, generally from 1st West to 1st/2nd East and comprises the commercial core of Logan (see 2015 Zoning Map). The TC zone includes a wide range of commercial areas from the Jo-Ann's Fabric store and Chuck-a-rama buildings on the south, through the old, historic commercial core of Logan to the areas along 4th North that contain grocery stores, fast food, banks, gas stations and office space. The TC zone also includes a portion of the residential areas along 100 West and between 100/200 East. The character ranges from a mixture of old, turn of the century development to mid century types of buildings to contemporary development patterns reflective of a more modern society.
For the purposes of discussing this amendment, it is possible to divide the TC zone into several smaller subsections, each with their unique identify based on existing development patterns and land uses.

**Area 1** – The southern part of the TC zone includes the land area from 200 South to 100 South and from 100 West to 100 East. The West block contains a mixture of low density, sprawling type of commercial buildings such as the Baugh Motel, the bakery distribution building across from the high school, the mixed tenant Coldwell Banker building, the four buildings housing Thompsen’s Electric, Logan’s Hero’s, the Korean restaurant, and the pizza parlor, the old gas station, and the two residential structures converted into commercial space. The East block contains Jo-Ann’s Fabric, Chuck-a-rama, the historic building housing law offices and office space, a City park, some single family residential dwellings and a church. With the exception of the older buildings on the northern portion of these two blocks, most of the buildings are fairly spread out and are either one or two story structures. The predominate development pattern is
a mixture of older, single and two story buildings fronting Main Street (North) and lower buildings set back off of Main Street interspersed with large parking areas (South).

The Chuck-a-rama building is the last new building constructed in the TC zone and would not be permitted under the current standards due to the minimum height of three stories.

This area holds a high degree of potential for redevelopment and/or new development due to the age and condition of existing structures, the nature of the land uses, and the available open areas/parking areas. The City has been actively working with a developer to locate a residential mixed use project on the east side of Main with approximately 150 residential units, parking structure and ground floor commercial on a portion of this block. In addition, the City has also been actively working with a development group to locate a commercial mixed use project on the western block containing a variety of commercial, entertainment, office space, residential, and a parking structure. The preliminary design contemplates buildings ranging from single story to multi-stories.

Area 2 – The middle part of the TC zone includes the historic downtown from 100 South to 200 North and extends from the West side of 100 West to the mid block between 100 East and 200 East. With the exception of the Tabernacle and the historic County building, the predominate building feature facing Main Street is the distinct line or row of mostly historic buildings flanking Main Street. The West side is generally two story buildings interspersed with both one, three (Eccles, Book Table, Blue Bird, Plaza 45, Sportsman and County Administration) and four story (Wells Fargo) buildings. The East side is generally one story buildings interspersed with two story (Edwards, Zions Bank, Chamber, BRAG and USU Credit Union) buildings.
The predominate building type on the West Main Street frontage is a two story building interspersed with one and three story buildings, while the predominate building type on the East Main Street frontage is one story buildings interspersed with two story buildings. All of the Main Street frontage between First South and Second North is located within the Center Street National Historic District. The other noticeable element present on most of these blocks is the large amount of parking areas in the middle or edges of the blocks and the residential areas on the outer portions of the blocks.

An example of a newer building constructed within this block that is consistent with the overall theme and character of the existing development pattern as well as being consistent with the Center Street National Historic District Design Guidelines, is the County Administration Building. This building doesn't duplicate the historic structures; rather, it utilizes historical elements in its design, e.g., window sizing/placement, building details, brick, and building placement/massing up against Main Street. Other examples of building remodels consistent with the character of this are as well as the Historic Design Guidelines are the Cache Valley Bank buildings located along Main Street & First North (bank, cobbler, old sandwich shop). These projects involved the replacement of building facades utilizing elements typically found throughout the district including window sizing/placement, brick, building details, etc.

The area immediately adjacent to Main Street holds a relatively low degree of potential for redevelopment other than façade and building renovation due to community wide historical and cultural significance as well as ownership patterns. New development on the interior of some of these blocks is a possibility while development along the periphery is desirable but challenging due to ownership and parking issues. The City has been discussing with developers a couple of different mixed use residential projects on Church and Federal.
Area 3 – The northern part of the Town Center zone includes the blocks from 200 North to 500 North and extends from the West side of 100 West to approximately 200 East. It is very evident that the building character changes north of 200 North as both sides of the block contain primarily single story buildings interspersed with a few two and three story buildings. The predominate building type in these blocks are the large, single use types of buildings, e.g., Smiths, Macey’s, Hastings, Wilson Auto, City Hall, Library, CVTD, and the Post Office interspersed with large parking areas as well as a number of smaller, single level stand alone types of buildings (gas stations, fast food, banks). Some of these buildings don’t directly front Main Street, yet they have a direct influence on the feel and character of the corridor. This area also contains substantial residential areas along the outer portions of the different blocks.

This area holds a high degree of potential for redevelopment due to age of structures, nature of development and amount of open land (parking areas). The City has been working with a development group on a potential mixed use project with an emphasis on walkable commercial space and functional civic space on the City block. The Library discussion is a key component to the development of this block and has not yet been determined. The City has also been working on a number of private projects scattered throughout this area that involve either tear down/rebuilds, remodels of existing buildings, or new construction. In our discussions with these different landowners and developers, the general consensus is that multiple story buildings will not work in their project plans.

Overall, the building heights are generally varied within the TC zone. The southern part of the TC zone contains a mixture of low density, single story buildings interspersed with parking areas. The middle section of the TC zone contains the densest concentration of one, two and three story buildings massed along Main Street. The northern portion of the TC zone contains a mixture of low density, single and double story structures interspersed with parking areas. Both
the southern and northern areas contain historical remnants of older buildings massed along Main Street, but not to the magnitude of the historical core.

Generally, the different types of development are indicative of the time period in which they were developed. The main downtown core was built in the 1880's – 1930's while the surrounding blocks have seen more building conversions and were generally built post WWII. What is consistent, at least in the historic core, is the massing, scale and proportionality of the buildings regardless of building height or number of stories.

Center Street National Historic District

Included with the PC packet is a copy of the Center Street National Historic District guidelines. As shown in the aerial below, the purple line demarcates the historic district boundary and contains the blocks identified as "Area 2" in the discussion above.

The Center Street Historic District Design Standards provide adequate guidance in protecting historic buildings in the downtown core as the guidelines focus on the qualitative aspects of building and site design that are important to the overall character of downtown. Furthermore, the Logan City Historic Preservation Commission reviews projects within the historic district for compliance with these standards. The policy or intent language is summarized from the New Construction Section (Page 18) and states:

*The purpose of these guidelines is to ensure that new construction complements the Historic District.*
New development should be developed to be compatible with surrounding historic structures and the character of the district as a whole. It is not necessary to excessively copy historic details to make a new building compatible with surrounding structures. New construction should not attempt to imitate existing historic structures. A new structure should instead share general features with surrounding historic structures.

The general size and scale of new construction should be similar to other buildings in the area. When designing the structure also look at the ratio of wall surface to openings and width to height of features such as windows and doors. The overall proportion of these ratios should be similar to other buildings in the District. Similarly, heights and setbacks (particularly front and side setbacks) can be overpowering design elements if not consistent with existing development. New construction should approximate the heights and setbacks of surrounding structures.

Buildings in a neighborhood often are comprised of similar materials, due to development and design standards and practices at the time of construction. Although it is important that new construction does not replicate historic structures, compatibility of building materials and architectural details is important. Architectural details do not necessarily need to be copied, but the general architectural elements identified in the neighboring structures should be integrated into new construction.

The New Commercial Construction standards further refines the level of specificity of design expectations as well as the scrutiny of review.

**New Commercial Construction**

The specific characteristics of the District’s commercial downtown should be carefully considered when designing new construction within this area. One of the assets of the historic downtown is the unique atmosphere and scale of the built environment; shopping downtown is much different than shopping at a “big box” retailer. New construction should maintain and protect the overall environment of the downtown. To help accomplish these goals, the following sections describe the elements of new construction that the Historic Preservation Committee considers when reviewing a development proposal.

**CC-1 Setbacks**

A dominant characteristic of Logan’s historic downtown is the siting of buildings at a zero lot line. New commercial construction constructed in this area should conform to the zero lot line siting to maintain this streetscape orientation. Exceptions to this guideline exists for commercial areas on 100 East and 100 West, where structures are commonly setback from the front property line.

a. **Build new construction at a zero front lot line.**

b. **New construction along 100 East and 100 West should be designed with similar front setbacks to neighboring structures.**

**CC-2 Architectural elements**

Although new construction should not replicate surrounding buildings, the general architectural elements of the typical historic commercial building should be used.

a. **Design new construction to incorporate the architectural elements (cornices, kickplates, window and door styles, etc.) of Logan’s typical historic commercial structure as displayed in graphic on page 10 in commercial rehabilitation section.**
b. Do not replicate ornate architectural elements of historical buildings.

CC-3 Orientation
Downtown Logan storefronts open directly onto the front sidewalk and are pedestrian friendly. New construction should not detract from the orientation and unity of commercial structures in the downtown.

a. Site new construction to orient primarily to the street.
b. The front door of all new commercial construction shall open directly onto sidewalk.

CC-6 Materials
The majority of structures in the downtown area are masonry. Some historic facades in the District have been covered by metal or aluminum siding which do not represent the original building materials of structures in the District. New construction should be designed with materials that are compatible to the historic materials of the area.

a. Brick is encouraged as a primary building material for new construction.
b. Choose exterior building materials that are compatible with and enhance existing historic facades.
c. Do not use materials that give a false historical appearance.
d. Do not try to replicate building materials of historic structures.

Clearly the purpose of regulating development within the Historic District is to ensure new projects are compatible, from a size, height, mass, design, detailing, coloring, etc., with the character of the historic district. The third paragraph specifically discusses height, not from a numerical standard, but from a compatibility standard. The assumption of these guidelines is that new construction, and specifically a proposed building height, within the historic district would need to be compatible with neighboring structures in order to obtain a Certificate of Appropriateness from the Historic Preservation Commission.

Land Development Code

Chapter 17.18 General Development Standards: District and Corridor Zones provides the specific development and design standards for new commercial construction in the Town Center zone while 17.19.060 establishes the numerical standards (height, setbacks, density, etc.). As the Planning Commission is aware, Chapter 17.18 defines a number of different design areas that you routinely review, including building materials, articulation, roof line, building entry, fenestration, height, or detailing, and when applied via the design review process along with all of the other LDC provisions (landscaping, open space, parking), the intent is that the resulting project will be a long term asset for the Logan community.

The Planning Commission directed staff to compare Logan’s height requirements with other jurisdictions in Utah, especially with their zoning designation similar to our Town Center zone. I compared our minimum height with the 15 largest jurisdictions in Utah State. With the exception of Murray requiring a four story building on a specific section of the west side of State Street and Salt Lake City’s not easily comparable, the survey shows that not only do they not require a three story structure as a minimum, the majority of the larger jurisdictions do not require a minimum height beyond just a typical one story structure. The information is summarized in the table below.
### Building Story/Heights Comparison

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Minimum Building Stories</th>
<th>Minimum Building Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake City</td>
<td>??</td>
<td>Downtown – 100’</td>
</tr>
<tr>
<td>West Valley</td>
<td>None</td>
<td>None – does require architectural transition between buildings</td>
</tr>
<tr>
<td>Provo</td>
<td>2</td>
<td>Max first floor height 20’</td>
</tr>
<tr>
<td>West Jordan</td>
<td>2</td>
<td>None</td>
</tr>
<tr>
<td>Orem</td>
<td>1</td>
<td>8’</td>
</tr>
<tr>
<td>Sandy</td>
<td>2</td>
<td>Will allow single story bld with PC approval</td>
</tr>
<tr>
<td>Ogden</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>St. George</td>
<td>None</td>
<td>8’ but requires 12’ for Mixed Use Projects</td>
</tr>
<tr>
<td>Layton</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>Taylorsville</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>South Jordan</td>
<td>1 extended story &amp; Mixed Use Projects 2 stories</td>
<td>None</td>
</tr>
<tr>
<td>Lehi</td>
<td>None ** (see below)</td>
<td>Building height &amp; massing should be approved on a case by case basis and is applicable in the historic downtown area</td>
</tr>
<tr>
<td>Murray</td>
<td>West of State St. - min 4 stories &amp; East of State St. - none</td>
<td>West of State Street – min of 40’ &amp; East of State Street - none</td>
</tr>
<tr>
<td>Bountiful</td>
<td>None (except MU)</td>
<td>Mixed Use Projects – min 30’ and max 50’ otherwise none</td>
</tr>
<tr>
<td>Draper</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

**Lehi Language** - Infill development must not be significantly shorter or taller than adjacent existing structures. New commercial development should be appropriate with scale, mass and proportion, and be in character with the architectural theme and color palate of significant adjacent structures. NOTE: This is similar to Logan City requirements in the Center Street National Historic District.

There have been suggestions discussed at the Planning Commission to look at other communities for ideas and comparison purposes. Examples from Southern California were offered as areas where minimum height requirements were currently being implemented, which as it turns out, many Southern California communities do not regulate minimum height as a function of zoning, but do in fact have language similar to our historic design guidelines in their local historic districts. While it is important to look for ideas and inspiration outside of Logan, or even the State of Utah, it is also important to at least match the context of Logan rather than just cherry pick examples. Logan being compared with cities in Southern California is not an accurate comparison as we are very dissimilar to that region. Comparing Logan with other college towns that are similar in their geographical setting, similar populations, contain a historic downtown, and generally located throughout the intermountain west, is probably a better comparison for this specific test. While we can’t compare with a City such as a Huntington Beach or a Riverside, we can compare with a Flagstaff or a Bozeman. So, in other words, let’s compare apples to apples.

I looked at “college towns” throughout the intermountain west in order to summarize a comparison of minimum height requirements. Obviously some of these communities are substantially larger than Logan, they still share some of the commonalities of geography and
culture. Based on the information gleaned from each jurisdiction, most do not require a minimum building height in their downtown zone.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Population</th>
<th>Minimum Building Stories</th>
<th>Other Building Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logan Proposal</td>
<td>50,000</td>
<td>3 stories to 1</td>
<td>Minimum Height from 38' to 12' - 20'</td>
</tr>
<tr>
<td>Bozeman</td>
<td>40,000</td>
<td>None</td>
<td>First floor min 12' floor to ceiling</td>
</tr>
<tr>
<td>Butte</td>
<td>34,000</td>
<td>None</td>
<td>No minimum and no maximum</td>
</tr>
<tr>
<td>Missoula</td>
<td>70,000</td>
<td>None</td>
<td>Max height ranges from 40' – 125'</td>
</tr>
<tr>
<td>Flagstaff</td>
<td>69,000</td>
<td>T5 – 2 stories</td>
<td>Form Based Code (FBC). CB District non-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>T6 – 2 stories</td>
<td>transect zone 60' max/no minimum.</td>
</tr>
<tr>
<td>Tucson</td>
<td>653,000</td>
<td>None</td>
<td>Max height varies by comm. zone</td>
</tr>
<tr>
<td>Colorado Springs</td>
<td>440,000</td>
<td>None</td>
<td>Use voluntary FBC system based on property</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>size, ownership, bld. Sq. ft.</td>
</tr>
<tr>
<td>Fort Collins</td>
<td>152,000</td>
<td>None</td>
<td>Max height varies.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Max height varies of 20'</td>
</tr>
<tr>
<td>Boulder</td>
<td>103,000</td>
<td>None</td>
<td>Use a quasi-FBC &amp; provide incentives for</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>increasing max height</td>
</tr>
<tr>
<td>Boise</td>
<td>215,000</td>
<td>None</td>
<td>No max in CBD</td>
</tr>
<tr>
<td>Pocatello</td>
<td>55,000</td>
<td>None</td>
<td>Max Height in downtown is 75'</td>
</tr>
<tr>
<td>Moscow</td>
<td>25,000</td>
<td>None</td>
<td>Max Height in downtown is 65'</td>
</tr>
<tr>
<td>Las Cruces</td>
<td>102,000</td>
<td>None</td>
<td>Max Height in downtown is 60'</td>
</tr>
<tr>
<td>Reno</td>
<td>238,000</td>
<td>None</td>
<td>Max varies.</td>
</tr>
<tr>
<td>Laramie</td>
<td>32,000</td>
<td>1 story</td>
<td>Max varies.</td>
</tr>
</tbody>
</table>

As you compare Logan City with jurisdictions in Utah as well as comparable jurisdictions outside of Utah, we are generally more restrictive in our downtown zone from a minimum height perspective. What isn’t shown in this data is that we match up relatively well in other aspects of development, e.g., setbacks, parking requirements, design, etc.

Summary
In proposing this specific amendment, we believe that the LDC design standards and the Historic Design Guidelines are important to the overall development pattern of the Town Center zone, and the arbitrary minimum height requirement of three stories does not fit into the overall character of Logan City. Clearly, the existing heights found throughout the Town Center zone are varied, represent a mixture of development periods, and provide an interesting blend of building types, sizes, shapes and heights.

The original intent behind the minimum building height in the Town Center zone was to build large, tall buildings downtown. There are number of inherent challenges and disconnects to mandating a minimum height standard and a blanket policy of only allowing tall buildings in such a broad zone. First, the standards in our Code were prepared with little regard to the economies of our market. Does our current market support the construction of tall, dense buildings downtown? What we are hearing from the development community is that no, Logan City is not the same as downtown Salt Lake City, and is not ripe for large, dense buildings. Granted the Code is looking out into the future; however, it does the City little good if all development is stymied because the Code requirements and anticipated community design are incongruent with the actual demands of the local and regional economies. Second, the challenge is how we define the Town Center and our broader “downtown” area. We want to see the historical
character of the core downtown protected; however, we don't want to see the historic core expanded beyond its defined boundaries and preclude new opportunities elsewhere in the TC zone. Third, the City has adequate design standards in place to ensure that the level of new development the TC zone is compatible with existing development and is of a high quality. Fourth, the City has adequate historic design guidelines and a Historic Preservation Commission in place to protect the historical resources of the downtown core. Finally, the blanket construction of large, tall buildings in the Town Center could be incompatible with many developed areas currently in the TC zone. We regulate maximum height as a means to avoid neighborhood incompatibility, yet the same logic has not been applied to the minimum height.

We believe that the LDC design standards and the Historic Design Guidelines are important to the overall development patterns of the Town Center zone, and the arbitrary minimum height requirement of three stories does not fit into the overall character of Logan City.

2. **Increase the maximum building height on side streets from 40' to 42'.**

The second component of the proposed amendment to 17.19.060 is to increase the maximum building height on side streets from 40' to 42'. The purpose for this amendment is to make it possible to get a 4th story on a building. The minimum height for a ground floor is 12'. The typical floor height on commercial structures is 10'. Because of the minimum first floor height (12'), and a typical commercial floor height (10'), the maximum 40' building height would only allow a three story building. A four story building would exceed the 40' height limitation. Modifying the code would provide additional options for new development in the TC zone.

3. **Eliminate the requirement to have one entrance per 40' of frontage.**

The third component of the proposed amendment to 17.19.060 is to eliminate the requirement for one entrance per 40' of frontage. This is an urban, commercial storefront standard applicable to the existing, historical type of development found downtown, but is not readily applicable to most commercial buildings. The building orientation and entry standards contained in Section 17.18.030 provide more functional standards by requiring primary building entries be oriented towards public streets. This is more important than just a generic numerical standard of one entrance per 40' of frontage.

4. **Add clarification language regarding building placement and orientation.**

The fourth component of the proposed amendment to 17.19.060 added a Building Placement & Orientation Section on the second page of the Town Center spec sheet. The purpose is to clarify that the intent for development (Building Frontage front page of TC spec sheet) is to place the bulk of a buildings mass along the corresponding street frontage. The proposed language is as follows:

**Building Placement & Orientation**

*New development with Main Street frontage shall orient at least 75% of the building footprint towards their Main Street frontage while new development along other public streets in the Town Center shall orient at least 40% of the building footprint towards their public street frontage. In the downtown area, new infill development shall be compatible with the height and scale of surrounding buildings.*

**Additional Considerations/Information**
Include in your packet is an email exchange containing an alternative proposal from Commissioner Price. I will let Commissioner Price speak in regards to the information he has provided and would only offer the following for your consideration. Generally, staff is opposed to the idea of creating a Conservation Overlay District. When reviewing the proposed direction for a Conservation Overlay District and the additional language, it seems that this concept is very similar to the existing Historic District, both in what it regulates and in terms of the review process by creating a “Certificate of Appropriateness” requirement. Logan’s Historic Preservation Commission reviews projects within the Center Street National Historic District using the “Certificate of Appropriateness” process and permits projects based on adherence to the adopted Historic Design Guidelines. Their review and mandate is similar to, yet very distinct from, from the role of the Planning Commission. It is our opinion that replicating the Historic Commission and its process is not practical.

**Recommendation:** I would recommend that the Planning Commission consider the proposed amendment as presented.

**GENERAL PLAN**
The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These proposed amendments clarify the design standards for development within the Town Center zone. 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 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 Amendments clarify the minimum design standards for new development within the Town Center zone.
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.
STATE OF UTAH
COUNTY OF CACHE, ss

On this 26th day of May, 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:
05/24/2015

__________________________, Principal Legal Clerk

Subscribed and sworn to before me on this 26th day of May, 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 ordinance was adopted and approved by the Logan Municipal Council, Logan, Utah on May 19, 2015.

ORD. 15-10 An ordinance amending the Land Development Code Section 17.19 (Specific Development Standards: District and Corridor Zones).

This ordinance is effective immediately upon publication. Full text of the ordinance 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: May 24, 2015


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.