CITY OF LOGAN, UTAH
ORDINANCE NO. 16-15

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 map or maps entitled “Zoning Map of Logan City, Utah” is hereby
amended and the following properties identified in Exhibit A, as attached, are hereby rezoned
from Public (PUB) to Town Center (TC).

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 2016.

AYES: Needham, Simmonds, Olsen, Derivis, Larson
NAYS: None
ABSENT: None

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 ___ day of ___ , 2016.

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this ___ day of ___ , 2016.

H. Craig Petersen, Mayor
EXHIBIT A
Approximately four (4) acres fronting Main Street between 2nd North and 3rd North.

EXISTING ZONING

PROPOSED ZONING
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 28, 2016
FROM: Mike DeSimone, Director
SUBJECT: Ordinance 16-015 (City Block Rezone – Public to Town Center)

Summary of Planning Commission Proceedings
Project Name: City Block Rezone
Request: Zoning Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval

On April 14, 2016, the Planning Commission recommended that the Municipal Council approve the Rezone of approximately four (4) acres of City owned property located along Main Street between 2nd North and 3rd North from Public (PUB) to Town Center (TC).

Planning Commissioners vote (7 - 0):
Motion for Recommendation: D. Butterfield
Second: E. Ortiz

Attachments:
Staff Report (PC)
Ordinance 16-015
PC Meeting Minutes
Project #16-018  
City Block Rezone  
Located at Main Street/2nd North to 3rd North

REPORT SUMMARY...  
Project Name: City Block Rezone  
Proponent/Owner: Logan City  
Project Address: Main Street between 2nd North and 3rd North  
Request: Rezone to Town Center (TC)  
Current Zoning: Public  
Date of Hearing: April 14, 2016  
Type of Action: Quasi-Judicial  
Submitted By: Mike DeSimone, Director

RECOMMENDATION  
Staff recommends that the Planning Commission recommend Approval to the Municipal Council for a Rezone of approximately four (4) acres of City owned property located along Main Street between 2nd North and 3rd North from Public (PUB) to Town Center (TC).

Request  
Logan City is proposing to rezone approximately four (4) acres from Public (PUB) to Town Center (TC) along the front or eastern half of the City block. The purpose is to develop this area commercially.

The request involves the following properties: TIN# 06-016-0001, 0002, 0004, 0019, 0020, 0021, 0022, 0023, 0024, 0025 & 0027.

Background  
The Logan City Block located between Main Street and First West, and 2nd North & 3rd North, is the site of Logan City Hall, the Logan City Library, and the U.S. Post Office. With the exception of the Post Office property, all of the property on this block is owned by Logan City. Logan City acquired these properties over the past 10 – 15 years in order to help clean up downtown and eventually stimulate new development. The intent of this rezone is to allow for the eventual redevelopment of the 4 acres fronting Main Street, starting with the Southeast corner and moving north. The existing Library is proposed to be demolished and replaced elsewhere.

The Town Center zone is consistent with the surrounding zoning and would permit a wide range of commercial activities.

General Plan  
The Future Land Use Plan (FLUP) contained in the Logan General Plan designates the property as Town Center (TC). The intent of the Town Center (TC) designation is to “maintain the downtown as the central hub for both Logan and Cache Valley...” The Plan also states that “the Town Center will have a mix of retail, office, residential, and civic uses...” Regarding new construction, the Plan recommends that “new buildings will be more than one story, constructed of traditional building materials, and will be designed to be architecturally complementary to the existing downtown historic structures. New...projects that provide the greatest mix of complementary uses for the downtown will be given the highest priority in allocating community resources.” The rezone anticipates a mixture of new development types on this site.
PUBLIC COMMENTS
As of the time the staff report was prepared, no comments have been received.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The location of the subject property is compatible with the purpose of the Town Center Zone in that the Future Land Use Plan designates it as Town Center.
2. The subject property is suitable as a location for uses within the Town Center district.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses within the zoning district.
4. The subject property, when used for the allowed uses in the Town Center district, will not be incompatible with adjoining land uses or the purpose of the adjoining districts.
5. The proposal meets the intent and recommendations of the General Plan with the zone change to Town Center (TC).

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 this report with additional information at the Planning Commission meeting.
STATE OF UTAH
COUNTY OF CACHE, ss

On this 23rd day of May, A.D. 2016 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:
05/22/2016

___________________________, Principal Legal Clerk

Subscribed and sworn to before me on this 23rd day of May, A.D. 2016

___________________________, Notary Public
Commissioned in the State of Utah
My Commission expires 10/18/2019

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE - The following ordinances were adopted and approved by the Logan Municipal Council, Logan, Utah on May 17, 2016.

ORD. 16-13 An ordinance adopting a rezone from MR-12 to MR-20 on 24 acres located at 1350 North 200 West: TIN 05-041-0056.

ORD. 16-14 An ordinance adopting a code amendment to the Land Development Code Section 17.25 (Drinking Water Source Protection Overlay Zone) to permit the use of Class V Injection wells in Drinking Water Source Protection Zones 3 & 4 only.

ORD. 16-15 An ordinance adopting a rezone the Main Street frontage of the City block located between 200 North-300 North from Public to Town Center. This action includes approximately 4 acres on the following properties or portions thereof: TIN: 06-016-0001, 0002, 0004, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0027.

These ordinances are effective immediately upon publication. Full texts of the ordinances can 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 22, 2016
LEGAL NOTICE
Logan Municipal Council
May 3 & 17, 2016

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 716-9022 or www.loganutah.org for further info.

Workshop items for May 3 and Public Hearing items for May 17, 2016:

PC 16-015 LDC Amendment 17.25 Drinking Water Source Protection (SP) Overlay Zone
[Code Amendment] Logan City requests an amendment to the Land Development Code Section 17.25 in order to comply with new requirements to infiltrate or evaporate the first 6" of rainfall on the site of each project. It has become necessary to modify underground injection systems, Class V injection wells in the Source Protection zone.

PC 16-017 Willets Rezone [Zone Change] Jed Willets, authorized agent/owner, request a zone change from MR-12 to MR-20 on .24 acres located at 1350 North 200 West; TIN 05-041-0056.

PC 16-018 Logan City Block Rezone [Zone Change] Logan City requests to rezone the Main Street frontage of the City block located between 200 North – 300 North from Public (PUB) to Town Center (TC). This action includes approximately 4 acres on the following properties or portions thereof; TIN 06-016-0001,0002,0004,0019,0020,0021,0022,0023,0024,0025,0027.

Publication date: Sun. April 17, 2016
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 16-015 LDC Amendment 17.25 Drinking Water Source Protection (SP) Overlay Zone**  
[Code Amendment] Logan City requests an amendment to the Land Development Code Section 17.25 in order to comply with new requirements to infiltrate or evaporate the first 6" of rainfall on the site of each project. It has become necessary to modify underground injection systems, Class V injection wells in the Source Protection zone.

**PC 16-017 Willets Rezone** [Zone Change] Jed Willets, authorized agent/owner, request a zone change from MR-12 to MR-20 on .24 acres located at 1350 North 200 West; TIN 05-041-0056.

**PC 16-018 Logan City Block Rezone** [Zone Change] Logan City requests to rezone the Main Street frontage of the City block located between 200 North – 300 North from Public (PUB) to Town Center (TC). This action includes approximately 4 acres on the following properties or portions thereof; TIN 06-016-0001,-0002,-0004,-0019,-0020,-0021,-0022,-0023,-0024,-0025,-0027.

The Municipal Council is tentatively scheduled to hold a workshop on **Tuesday, May 3, 2016** and a public hearing on **Tuesday, May 17, 2016**. 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 716-9021 or www.loganutah.org for more information.