CITY OF LOGAN, UTAH
ORDINANCE NO. 16-37

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” are hereby
amended and the following property identified in Exhibit A and described in Exhibit B, as
attached, is hereby zoned from Mixed Residential Medium (MR-20) to Campus Residential
(CR).

TIN# 05-016-0016

SECTION 2: This ordinance shall become effective upon publication.

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

AYES: Simmons, Hedham, Olsen, Daines, Jensen
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 6 day of December, 2016.

Herm Olsen, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 6 day of December, 2016.

H. Craig Petersen, Mayor
EXHIBIT A

Alma Huppi Family TR Rezone
1325 N 800 E
EXHIBIT B

TIN# 05-016-0016

Legal Description

------- 2016 -------
BEG SE COR LT 6 BLK 1 PLT F LOGAN FARM SVY & TH S 89° 46' 19" W 159.43 FT TH N 0° 15' 36" W
171 FT TH N 89° 48' 03" E 154.41 FT TH S 1° 56' 33" E 171 FT TO BEG WITH IRRIG ESMNT 513/880 & 886
CONT 0.62 AC WITH EASEMENT IN BK 799 PG 62
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, October 27, 2016. Vice-Chairman Price called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Tony Nielsen, Eduardo Ortiz, Russ Price, Sara Sinclair

Commissioners Excused: Amanda Davis, Dave Newman

Staff Present: Russ Holley, Amber Pollan, Craig Carlston, Bill Young, Paul Taylor, Debbie Zilles

Minutes from the October 13, 2016 meeting were reviewed. Commissioner Nielsen moved that the minutes be approved as submitted. Commissioner Ortiz seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 16-042 Alma Huppi Family Trust Rezone [Zone Change] Tiffanie Bennett/Alma A. Huppi Family Trust, authorized owner/agent, request a zone change of .62 acres located at 1325 North 800 East from Mixed Residential (MR-20) to Campus Residential (CR).

STAFF: Ms. Pollan reviewed the request to rezone a 0.62 acre parcel from Mixed Residential Medium density (MR-20) to Campus Residential (CR). The property is for sale; there is no proposed project at this time. The property has a single-family residence that was originally constructed in 1957 and was part of area annexed into Logan City in 1969.

This area is designated for development of student housing and limited supporting uses. The existing single-family residence is not consistent with the zone and the area would be appropriate for redevelopment under the Campus Residential zoning due to compatible surrounding uses, proximity to Utah State University, and existing roadways and utilities in the area. Allowing more intense development in this location, which is compatible with the intent of the Campus Residential zone and future land use designations, will provide more opportunities for students to live close to campus and relieve pressure on traditional single-family areas. Any new development would have to follow the standards and guidelines of the zone, including parking and occupancy.

PROPOONENT: James Huppi pointed out that there is a bus stop on the northwest corner of the property and one across the street. He is considering working on overnight parking at the stadium and/or by the police department.

PUBLIC: Jack Nixon expressed support for the project and encouraged the Commission to recommend approval for this zone change. The request is in harmony with the surrounding area and helps with the continued student growth of USU.

Marilyn Griffin said she has no problem with the request for the zone change; however, the applicant needs to accommodate for the parking requirement ratio of 1:1.
COMMISSION: Chairman Price asked about setback requirements and how much space is actually buildable. Ms. Pollan explained that there is a 25' setback off the south property line and 10' and 8' as required on the other sides. The majority of the site is buildable.

Chairman Price asked about parking requirements. Ms. Pollan said the MR-20 zone requires a minimum of two (2) stalls per unit (with the allowance for up to 3 residents per unit). The Campus Residential (CR) zone requirement is one (1) stall per tenant (with allowance for up to six residents per unit). There can be some allowance based upon approval of an alternative parking plan. Ms. Pollan pointed out that this is only a request for a zone change.

Chairman Price advised that his only hesitation is that this is creating an island.

Ms. Pollan confirmed that the two properties to the south are LDS churches. The allowance under the current MR-20 zone would allow for 12 units (Oakridge Apartments are 12-plexes) and the proposed Campus Residential (CR) zone would allow for up to 24 units.

Commissioner Pollan clarified the surrounding zoning area(s) for Commissioner Nielson.

MOTION: Commissioner Sinclair moved to recommend approval to the Municipal Council for a zone change of .62 acres located at 1325 North 800 East from Mixed Residential (MR-20) to Campus Residential (CR) as outlined in PC 16-042 with the findings for approval as listed below. Commissioner Nielson seconded the motion.

FINDINGS FOR APPROVAL
1. The location of the property is compatible with the purpose of the Campus Residential (CR) zoning district.
2. The property is suitable for all development within the new zoning district without increasing the need for variances or special exceptions.
3. The property is suitable as a location for all of the permitted uses within the new zoning district.
4. 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 new zoning district.
5. The property, when used for the permitted uses in the new zoning district, will not be incompatible with adjoining land uses or the purpose of the adjoining zoning districts.
6. The zone change is consistent with the goals and policies.

Moved: Commissioner Sinclair  Seconded: Commissioner Nielson  Passed: 4-1
Yea: D. Butterfield, T. Nielson, E. Ortiz, S. Sinclair  Nay: R. Price  Abstain:

PC 16-043 Little Blossoms Preschool [Conditional Use Permit] Lauren Pace, authorized owner/agent, request a Conditional Use Permit for an in-home preschool for up to 14 children at 1678 East 1460 North in the Neighborhood Residential (NR-6) zone; TIN 07-037-0034.

STAFF: Ms. Pollan reviewed the request for a Conditional Use Permit for a preschool with a maximum of 16 children. The Land Development Code (LDC) allows Family Group Care/Preschool with a maximum of 16 clients in the Neighborhood Residential (NR-6) zone as a Conditional Use.

The proponent is proposing to offer a preschool session in the morning for children ages 3-5 in her home. The hours of operation are proposed to be 9:30 am to 11:45 am, Monday through Friday.

The State Health Department and Logan City Fire Department have minimum space requirements for each child in a daycare setting. The Health Department has a number of other provisions for licensing daycares, such as maintenance, outdoor spaces, personnel, and health.
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 28, 2016
FROM: Amber Pollan, Senior Planner
SUBJECT: Ordinance #16-037, Alma Huppi Family TR Rezone

Summary of Planning Commission Proceedings

Project Name: Alma Huppi Family TR Rezone
Request: Zoning Map Amendment
Project Address: 1325 North 800 East
Recommendation of the Planning Commission: Approve

On October 27th, the Planning Commission recommended that the Municipal Council approve a Rezone of approximately 0.62 acres at 1325 North 800 East from Mixed Residential Medium (MR-20) to Campus Residential (CR).

Planning Commissioners vote (4 - 1):
Motion: S. Sinclair
Second: T. Nielson
Yea: D. Butterfield, T. Nielson, E. Ortiz, S. Sinclair
Nay: R. Price
Abstain: none

Attachments:
Staff Report packet
Ordinance #16-037
Planning Commission Meeting Minutes from October 27, 2016
REPORT SUMMARY...

Project Name: Alma Huppi Family TR Rezone
Proponent/Owner: Tiffanie Bennett / Alma A. Huppi Family Trust
Project Address: 1325 North 800 East
Request: Rezone from MR-20 to CR
Current Zoning: MR-20
Date of Hearing: October 27, 2016
Type of Action: Legislative
Submitted By: Amber Pollan, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council for a rezone from MR-20 to CR, Alma Huppi Family TR Rezone, for the property located at 1325 North 800 East; TIN #05-016-0016.

Land use adjoining the subject property

<table>
<thead>
<tr>
<th>North:</th>
<th>MR-20: apartment housing</th>
<th>East:</th>
<th>PUB: USU facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>South:</td>
<td>NR-6: religious facilities</td>
<td>West:</td>
<td>MR-20: apartment housing</td>
</tr>
</tbody>
</table>

Request

The request is to rezone a 0.62 acre parcel from Mixed Residential Medium density (MR-20) to Campus Residential (CR). The property is for sale and there is not a proposed project at this time. The property has a single family residence that was originally constructed in 1957 and was part of area annexed into Logan City in 1969.

Zoning History

The City of Logan adopted Zoning regulations in August of 1950. The zoning history of the area is as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Zone</th>
<th>Use/Structure Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1969</td>
<td>R-1</td>
<td>Single Family Residences with a minimum lot size of 8,000 SF. Parking requirements based on size of dwelling, typically 2 per unit.</td>
</tr>
<tr>
<td>1976</td>
<td>R-4</td>
<td>Single family, 2-4 unit dwellings, and multi-family residential uses with a minimum lot size of 6,000 SF for the first unit and an additional 1,000 SF per additional unit. Allowed for any number of unrelated persons per unit, parking requirements based on number of persons per unit.</td>
</tr>
<tr>
<td>2000</td>
<td>MFH</td>
<td>Multi-Family Residential Uses up to 14 units per acre. Allowed up to 3 adults per unit and a minimum of 2.25 spaces per unit.</td>
</tr>
<tr>
<td>2011</td>
<td>MRH</td>
<td>Multi-Family Residential Uses up to 12 units per acre. Allowed up to 3 adults per unit and a minimum of 2 spaces per unit.</td>
</tr>
<tr>
<td>2013</td>
<td>MR-20</td>
<td>Multi-Family Residential Uses up to 14 units per acre. Allowed up to 3 adults per unit and a minimum of 2 spaces per unit.</td>
</tr>
</tbody>
</table>

General Plan

The Future Land Use Plan (FLUP) adopted in 2008, identifies this area as Campus Residential (CR). The General Plan encourages highest density development in the City in this area adjacent to Utah State University. The intent is to relieve the student housing pressure on
traditional single family neighborhoods. The CR zoning district is an appropriate zone for the CR FLUP area.

**Land Development Code (LDC)**
The Land Development Code (LDC) §17.12.080 describes the MR-20 zone as a district providing a mix of housing options for all stages of life. MR-20 zones are typically located near employment centers and commercial services. LDC §17.12.110 describes the CR zone as a district that encourages student housing near USU that is innovative and pedestrian friendly. It also allows for limited commercial uses serving the resident population in the surrounding neighborhoods.

There are similarities in the development standards between the MR-20 and CR zones. The setbacks are the same in either zone and require additional setbacks if adjacent property is an NR zone. The property south of the Huppi property is zoned NR-6, where the LDS churches are located. Additional setbacks and height transition standards would apply in either zone. Both zones require 30% of the site to be set aside in open and useable outdoor space. The CR zone would allow for twice as many residential units and four times as many residents - 24 units and 144 residents. The MR-20 zone has a maximum height of 45' and the CR zone allows up to 55'.

The CR zone allows for limited commercial uses when they are associated with a residential development on the property. The square footage is limited to 25% of the ground floor square footage of a structure.

**Neighborhood Compatibility**
The property is accessed by 800 East, a major collector that is able to handle additional traffic impact. The Oakridge apartment complex to the north and west is zoned MR-20 and was built in 1996 at 14 units per acre with 4 residents per unit. The church facilities to the south are zoned residential. The use is primarily parking during the day and has extensive use for activities on weeknights and weekends. The subject property is in close proximity to Utah State University and there would be little impact on adjacent properties for a higher density residential development and limited commercial use in this location as the area is used for student housing and support facilities.

**Summary & Recommendation**
This area is designated for development of student housing and limited supporting uses. The existing single family residence is not consistent with the zone and the area would be appropriate for redevelopment under the Campus Residential zoning due to compatible surrounding uses, proximity to Utah State University, and existing roadways and utilities in the area. Allowing more intense development in this location, which is compatible with the intent of the Campus Residential zone and future land use designations, will provide more opportunities for students to live close to campus and relieve pressure on traditional single family areas. Any new development would have to follow the standards and guidelines of the zone, including parking and occupancy.

**PUBLIC NOTICE**
Public notice regarding this zone change request was mailed to property owners within 300' of the subject property on October 10, 2016. A quarter page ad was published in the Herald Journal on October 9, 2016 and legal notice published on October 13, 2016. The public notice was posted on the Utah Public Meeting Notice Website on October 17, 2016.

**PUBLIC COMMENTS**
As of the time the staff report was prepared, no comments have been received.
AGENCY AND CITY DEPARTMENT COMMENTS
City Departments reviewed the request and there are not any comments related to the rezone at this time.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings:

1. The location of the subject property is compatible with the purpose of the Campus Residential (CR) zoning district.
2. The subject property is suitable for all development within the new zoning district without increasing the need for variances or special exceptions.
3. The subject property is suitable as a location for all of the permitted uses within the new zoning district.
4. 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 new zoning district.
5. The subject property, when used for the permitted uses in the new zoning district, will not be incompatible with adjoining land uses or the purpose of the adjoining zoning districts.
6. The zone change is consistent with the goals and policies of the General Plan for the Campus Residential area.

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.
Chapter 17.13: Neighborhood Residential Zone Uses

§17.13.010 Purpose
Chapter 17.13 sets forth the types of land uses permitted and conditionally permitted within Logan’s Neighborhoods, consistent with Logan’s Future Land Use Map.

§17.13.020 Neighborhood Residential Land Use: Classification
A. Primary Uses. Land use shall conform to the designations in Tables 17.13.030 (Structure Type) and Table 17.13.040 (Land Use). Land uses are designated as follows:
1. Permitted Uses. A “P” indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.55.
2. Conditional Uses. A “C” indicates that a use is allowed as a Conditional Use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Chapter 17.49, Conditional Use Permits, and the Procedures for Processing Applications contained in Chapter 17.55.
3. Uses Not Allowed. An “N” indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence and no accessory structure shall be constructed without a primary use first being lawfully established on the subject site. Additional regulations apply to Home Occupations (See Chapter 17.43).
C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.60. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.59.

§17.13.030 Neighborhood Residential Structure Types
Table 17.13.030 lists the residential structure types allowed in Neighborhood residential zones. The structure types listed in the table are defined in Chapter 17.62. A “P” means the structure type is permitted, “C” means the structure type is permitted with a conditional use permit, and “N” means the structure type is not permitted.
### Table 17.13.030: Residential Structure Types Allowed in Residential Districts

<table>
<thead>
<tr>
<th>Type of Residential Structure</th>
<th>Residential Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NR-2</td>
</tr>
<tr>
<td>Courtyard house, attached</td>
<td>N</td>
</tr>
<tr>
<td>Courtyard house, detached</td>
<td>N</td>
</tr>
<tr>
<td>Front yard house, attached</td>
<td>N</td>
</tr>
<tr>
<td>Front yard house, detached</td>
<td>P</td>
</tr>
<tr>
<td>Live work</td>
<td>N</td>
</tr>
<tr>
<td>Multi-dwelling, attached</td>
<td>N</td>
</tr>
<tr>
<td>Multi-dwelling, stacked</td>
<td>N</td>
</tr>
<tr>
<td>Manufactured housing unit</td>
<td>C</td>
</tr>
<tr>
<td>Twinhome (Duplex)</td>
<td>N</td>
</tr>
<tr>
<td>Town House</td>
<td>N</td>
</tr>
</tbody>
</table>
§17.13.040 Neighborhood Residential Land Uses

The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.13.040 lists the land uses allowed in all neighborhood residential zones.

Table 17.13.040: Allowed Uses in Neighborhood Residential Zones

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>NR-2</th>
<th>NR-4</th>
<th>NR-6</th>
<th>MR-9</th>
<th>MR-12</th>
<th>MR-20</th>
<th>MR-30</th>
<th>CR-40</th>
<th>NC</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assisted Living Center</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N²</td>
<td>N²</td>
<td>P</td>
</tr>
<tr>
<td>Nursing Home, Convalescent Home</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
</tr>
<tr>
<td>Group Home where care, training, or treatment IS provided on site.</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
<td>N²</td>
</tr>
<tr>
<td>Group Home where care, training, or treatment IS NOT provided on site.</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Dormitories, Fraternities, Sororities</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Residential occupancy of a dwelling unit by a family, or no more than three (3) unrelated individuals.</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential occupancy of a dwelling unit by no more than six (6) unrelated individuals and not to exceed two (2) persons per bedroom.</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

Public/Institutional Uses

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>NR-2</th>
<th>NR-4</th>
<th>NR-6</th>
<th>MR-9</th>
<th>MR-12</th>
<th>MR-20</th>
<th>MR-30</th>
<th>CR-40</th>
<th>NC</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Family Day Care/ Preschool (1-8 Clients)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Family Group Day Care/ Preschool (9-16 clients)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Commercial Day Care 17 or more clients</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Neighborhood Parks and Open Areas</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>P</td>
</tr>
<tr>
<td>Community/Regional Parks</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Clubs, Lodges, similar uses</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Libraries, Museums, Community Centers</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Cemetery, Mausoleum</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>C</td>
</tr>
<tr>
<td>Public Safety Services (fire, police)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Public Schools (K-12)</td>
<td>State law supersedes local zoning regulations.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Schools (K-12)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>C</td>
</tr>
</tbody>
</table>

Utility Uses

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>NR-2</th>
<th>NR-4</th>
<th>NR-6</th>
<th>MR-9</th>
<th>MR-12</th>
<th>MR-20</th>
<th>MR-30</th>
<th>CR-40</th>
<th>NC</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wireless Telecommunication Facilities</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>
### Neighborhood Residential Zone Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>NR-2</th>
<th>NR-4</th>
<th>NR-6</th>
<th>MR-9</th>
<th>MR-12</th>
<th>MR-20</th>
<th>MR-30</th>
<th>CR-40</th>
<th>NC</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Radio, television, microwave towers or other telecommunication towers</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Amateur radio towers of 50' or less in height above the average elevation of the subject property</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Utilities, basic service delivery and laterals</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Utilities, distribution network</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Utilities, structures, physical facilities, (Regional Facilities)</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Municipal water well, reservoir, or storage tank</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

#### Neighborhood Serving Commercial Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>NR-2</th>
<th>NR-4</th>
<th>NR-6</th>
<th>MR-9</th>
<th>MR-12</th>
<th>MR-20</th>
<th>MR-30</th>
<th>CR-40</th>
<th>NC</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Services less than 3,000 square feet in size &amp; no auto drive-through</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Food Services less than 5,000 square feet in size &amp; no auto drive-through</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>Sales and Service less than 3,000 square feet in size</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Sales and Service less than 5,000 square feet in size</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>Office – General business, government, professional, medical, or financial and less than 3,000 square feet in size</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Office – General business, government, professional, medical, or financial and less than 5,000 square feet in size</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>N</td>
</tr>
<tr>
<td>Food Service &amp; Sales and Service comprising no more than 25% of the first floor area</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Bed &amp; Breakfast &amp; Sleeping Accommodations - ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

#### Other Uses

<table>
<thead>
<tr>
<th>Land Use</th>
<th>NR-2</th>
<th>NR-4</th>
<th>NR-6</th>
<th>MR-9</th>
<th>MR-12</th>
<th>MR-20</th>
<th>MR-30</th>
<th>CR-40</th>
<th>NC</th>
<th>RC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking, Commercial</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Residential Programs for Drug &amp; Alcohol Treatment</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Alternative or Post Incarceration Facilities</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Agricultural Uses</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
</tr>
</tbody>
</table>

1 In the Campus Residential Zone, the total square footage of a proposed non-residential use may exceed the amounts listed in the use chart provided the total square footage of the proposed non-residential uses do not exceed 25% of the total first floor area and may only be located on the ground level floor.

2 Indicates use may be allowed where State or Federal law preempts local zoning.
## Application for Project Review

**Board:** ☑ Administrative Review  
**Planning Commission:** ☑  
**Land Use Appeal:** ☑  
**Oct. 27**

### Data Received
- **Date Received:** 09/16/2016  
- **Received By:** Apollan  
- **Receipt Number:**  
- **Zone:** MR-20  
- **Application Number:** PC 16-042

### Type of Application
- ☑ Design Review  
- ☑ Conditional Use  
- ☑ Code Amendment  
- ☑ Subdivision  
- ☑ Appeal  
- ☑ Variance  
- ☑ Zone Change  
- ☑ 4950' Design Review  
- ☑ Administrative Design Review  
- ☑ Other:  

### Project Name
- **Rezone**

### Project Address
- 1325 North 800 East Logan Utah 84321

### Authorized Agent for Property Owner
- **Tiffanie Bennett**
- **Mailing Address:** 150 E 400 N Logan Utah 84321
- **Main Phone #:**
  - **Email Address:** tiffany.bennett@century21.com

### Property Owner of Record
- **Alma A Huppi Family Trust**
- **Mailing Address:** 85 Quail Way Logan Utah 84321
- **Main Phone #:**
  - **Email Address:** james.huppi53@gmail.com

### Description of Proposed Project
- **Describe the Proposed Project as it should be presented**
  - (Include as much detail as possible - attach a separate sheet if needed)
  - **Change from:**
    - MR-20 to CR (Campus Residential)

### Site Activity
- **Total Lot Size (acres):** .62
- **Size of Proposed New Building (square feet):**
- **Number of Proposed New Units/Lots:**

---

**Council Workshop:** Nov. 15  
**Council Hearing:** Dec. 6
ArcGIS Web Map

September 12, 2016

- County Boundary
- Municipal Boundary
- County Centerline
- Cache Parcels

Scale: 1:3,617

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, USFE, IGN, IGN, swisstopo, and the GIS User Community
STATE OF UTAH
COUNTY OF CACHE, ss

Civil
PROOF OF PUBLICATION

On this 13th day of December, 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 day(s) as publication in said newspaper.

Commencing on the following days:
12/11/2016

__________________________, Principal Legal Clerk

Subscribed and sworn to before me on this 13th day of December, A.D. 2016

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

ORD: 16-38 An ordinance Prohibiting the Unauthorized Feeding of Deer, Elk and Moose within the Logan City limits.
ORD. 16-37 An ordinance authorizing a zone change from Mixed Residential (MR-20) to Campus Residential (CR) of 62 acres located at 1325 North 800 East.

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: December 11, 2016