CITY OF LOGAN, UTAH
ORDINANCE NO. 17-03

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 in the Cliffside area of the Wilson Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS DAY OF [month] [year] 2017.

AYES: [list of names]
NAYS: [list of names]
ABSENT: [list of names]

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] [month] [year] 2017.

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby [approved] this [day of] [month] [year] 2017.

[Signature]
H. Craig Petersen, Mayor
EXHIBIT A

Cliffside NR-4 Rezone
Canterbury, Eastridge & Orchard Heights Area

Existing Zoning
EXHIBIT A

Cliffside NR-4 Rezone
Canterbury, Eastridge & Orchard Heights Area
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: February 2, 2017
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #17-03 Cliffside NR-4 Rezone

Summary of Planning Commission Proceedings

Project Name: Cliffside NR-4 Rezone
Request: Zoning Map Amendment
Project Address: Cliffside Area of Wilson Neighborhood
Recommendation of the Planning Commission: Approve

On January 26, 2017, the Planning Commission recommended that the Municipal Council approve the Cliffside NR-4 Rezone from NR-6 to NR-4

Planning Commissioners vote (6 - 0):

Motion: A. Davis
Second: D. Newman
Abstain: none
Nay: none

Attachments:
Staff Report
Ordinance #17-03
Planning Commission Meeting Minutes from Jan 26, 2017
REPORT SUMMARY...

Project Name: Cliffside NR-4 Rezone
Proponent/Owner: Community Dev. Dept. / Varies
Project Address: Wilson Neighborhood
Request: Rezone from NR-6 to NR-4
Current Zoning: NR-6
Date of Hearing: January 26, 2017
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the Municipal Council for a rezone from NR-6 to NR-4, The Cliffside NR-4 Rezone, for 107 properties located in the Cliffside area of the Wilson neighborhood.

Request
The request is to rezone approximately 60 acres in the Wilson neighborhood from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

Existing Conditions
This area is mostly already developed into single family residential homes with the exception of the LDS church building on Eastridge Drive and the recently approved Johnson Cove subdivision south of Canterbury Drive. The Johnson Cove subdivision was approved with 40 lots on approximately 20 acres. Existing lots range from approximately 0.75 to 0.20 acres. Typically the larger lots are located near the Orchard Heights area with the Canterbury area typically containing the smaller lots. Although difficult to perfectly match land development patterns, the NR-4 zoning district should better reflect the layout of this area.

General Plan
The Future Land Use Plan (FLUP) adopted in 2008, identifies these areas as Detached Residential (DR) and explains that designation as being detached single-family homes developed at a density range of 4-6 units per acre of land.

Land Development Code (LDC)
The Land Development Code §17.12-15 describes the Neighborhood Residential (NR) zones as being neighborhoods appropriate for single-family homes, schools, parks and religious institutions. The NR-6 zone allows homes to be built at a maximum of six (6) homes per acre of land with a minimum lot size of 6,000 SF (0.14 ac.). The NR-4 zone allows for homes to be built at a maximum of four (4) homes per acre of land and a minimum lot size of 10,000 SF (0.23 ac.). Other than the density differences, the two zoning districts are similar in land uses allowed and overall development requirements.
Summary
Based on recent neighborhood planning and feedback efforts, staff has received requests to change some of the few remaining open parcels in these areas and to review the existing lower density neighborhoods and assign a zoning district that best reflects the existing densities.

PUBLIC COMMENTS
As of the time the staff report was prepared, no written comments have been received.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments.

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

1. The proposed re-zone is consistent with the existing neighborhood development pattern.
2. The proposed rezone is compatible with the General Plan and the FLUP designation of NR.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding neighborhoods.
4. The streets and infrastructure servicing these areas are sufficient in size and capacity to support NR-4 land uses.

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.
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, January 26, 2017. Chairman Price called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Amanda Davis, Dave Newman, Eduardo Ortiz, Russ Price, Sara Sinclair

Commissioners Excused: Tony Nielson

Staff Present: Mike DeSimone, Russ Holley, Amber Pollan, Kymber Housley, Paul Taylor, Debbie Zilles

**PC 17-006 Cliffside NR-4 Rezone** [Zone Change] Logan City is requesting to rezone several residential properties from Neighborhood Residential (NR-6) to Neighborhood Residential (NR-4) in a number of developed and undeveloped areas that are more conducive to the NR-4 zoning designation. Both zones are single-family residential zones and do not permit multi-family residential. This rezone includes approximately 65 acres in the Cliffside area and includes the Johnson gravel pit, Canterbury, Eastridge (south) and the Orchard Heights areas.

**STAFF:** Mr. Holley reviewed the proposal to rezone approximately 60 acres in the Wilson neighborhood from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

This area is mostly developed into single-family residential homes with the exception of the LDS church building on Eastridge Drive and the recently approved Johnson Cove subdivision south of Canterbury Drive. The Johnson Cove subdivision was approved with 40 lots on approximately 20 acres. Existing lots range from approximately 0.75 to 0.20 acres. The larger lots are located near the Orchard Heights area with the Canterbury area typically containing the smaller lots. Although difficult to perfectly match land development patterns, the NR-4 zoning should better reflect the layout of this area. Staff has received feedback, based on recent neighborhood planning and feedback efforts, requesting a change to some of the few remaining open parcels in these areas and to review and assign a zone that best reflects the existing densities.

**PUBLIC:** None

**COMMISSION:** Commissioner Newman asked about the perimeter area outside the City boundaries. Mr. Holley said he did not know what it was zoned, but the lot sizes (.25 acre) are comparable with this proposal.

Mr. Holley clarified for Commissioner Ortiz that existing structures and uses within this area would be unaffected and would not create a nonconformity. The change would help direct future development to better reflect the layout of this area.

Chairman Price asked, since this area was recently reviewed, why this particular request is being proposed. Mr. Holley said it was a recommendation from Councilmember Daines.

**MOTION:** Commissioner Davis moved to **recommend approval** to the Municipal Council for a zone change in a number of developed and undeveloped areas from NR-6 to NR-4 as outlined in PC 17-006 with the findings for approval as listed below. Commissioner Newman seconded the motion.
FINDINGS FOR APPROVAL

1. The rezone is consistent with the existing neighborhood development pattern.
2. The rezone is compatible with the General Plan and the Future Land Use Plan (FLUP) designation of a Neighborhood Residential (NR) zone.
3. The rezone will ensure new development is done in a more compatible manner to that of the surrounding neighborhoods.
4. The streets and infrastructure servicing these areas are sufficient in size and capacity to support NR-4 land uses.

Moved: Commissioner Davis  Seconded: Commissioner Newman  Passed: 6-0

WORKSHOP ITEMS for February 9, 2017
✓ 17-007 Early Headstart Facility [Conditional Use Permit]

Meeting adjourned at 5:47
Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of January 26, 2017.

Michael A. DeSimone  
Community Development Director

Russ Price  
Planning Commission Chairman

Russ Holley  
Senior Planner

Amber Pollan  
Senior Planner

Debbie Zilles  
Administrative Assistant
Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 19th day of April, A.D. 2017 personally appeared before me DESTINEE MUNSON 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:
04/19/2017

 DESTINEE MUNSON, Principal Legal Clerk

Subscribed and sworn to before me on this 19th day of April, A.D. 2017

Notary Public

Commissioned in the State of Utah
My Commission expires 10/18/2019