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 17.17.030: “Allowed Uses in the Districts and Corridor Zones” is hereby amended as attached hereto as Exhibit A.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS DAY OF September, 2017.

AYES: [Signatures]
NAYS: [Signature]
ABSENT: [Signature]

Holly Daines, Chair

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 5 day of September, 2017.

Holly Daines, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 5 day of September, 2017.

H. Craig Petersen, Mayor
## EXHIBIT A

### Land Use

<table>
<thead>
<tr>
<th>districts &amp; Corridors</th>
<th>TC</th>
<th>COM</th>
<th>MU</th>
<th>CC</th>
<th>GW</th>
<th>CS</th>
<th>IP</th>
<th>AP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
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<tr>
<td>Dormitories, Fraternities, Sororities</td>
<td>CN</td>
<td>CN</td>
<td>NC</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
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<tr>
<td>One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit</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>
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<tr>
<td><strong>Sales and Service</strong></td>
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<tr>
<td>Hardware store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
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<tr>
<td>ATVs, Motorcycle, and Snowmobile sales and rental</td>
<td>N</td>
<td>NC</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>P</td>
<td>C</td>
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<tr>
<td>Welding or machine shop</td>
<td>N</td>
<td>PC</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Outdoor Storage</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NC</td>
<td>C</td>
<td>N</td>
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<tr>
<td>Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)</td>
<td>N</td>
<td>PC</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NC</td>
<td>P</td>
<td>N</td>
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<tr>
<td><strong>Industrial Uses</strong></td>
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<td>Contractor supply store</td>
<td>N</td>
<td>NC</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>N</td>
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<tr>
<td>Warehouse, Freight Movement</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NC</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Contractors storage yard of heavy equipment</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NC</td>
<td>C</td>
<td>N</td>
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<tr>
<td>Enclosed Wrecking or Salvage Facilities</td>
<td>N</td>
<td>GN</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>C</td>
<td>C</td>
<td>N</td>
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</tbody>
</table>
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 10, 2017
FROM: Amber Pollan, Senior Planner
SUBJECT: Ordinance #17-19 District and Corridor Zones Use Table Text Amendment

Summary of Planning Commission Proceedings

Project Name: LDC Amendment – 17.17 District & Corridor Uses
Request: Text Amendment
Project Address: Citywide (Commercial and Industrial Zoning)
Recommendation of the Planning Commission: Approve

At the Municipal Council meeting workshop on August 1, 2017, there was discussion on the residential use wording. Staff looked at some options for rewording the phrase: “The residential units shall be accessory to the primary commercial uses(s) and shall be contained within the walls of the primary structure (e.g., mixture of uses within the same building)” At this time, staff is recommending that we will leave the current language as a footnote. There is ongoing discussion on the Town Center zone and how residential and commercial uses will be addressed. Since this discussion is on-going, staff will continue to work on how to address mixed use and intent language with specific allowances in the use table with a future Land Development Code amendment.

Staff is recommending the Council review the 12 modifications of land use allowance categories. The attached Ordinance has been updated to remove the residential unit footnote change and remove the proposed change of the “Studio, photographer, artist, music, dance, and drama” land use from “N”, not permitted in the Industrial Park (IP) zone to “P”, permitted. The Planning Commission recommended this use remain as “N”, not permitted, as they did not want to see use like a dance studio where parents would be dropping off young children in a parking lot to go to lessons that may be adjacent to where heavy equipment would be operating.

The Planning Commission also expressed concern with the change of the land uses “Warehouse, Freight Movement” and “Contractors storage yard of heavy equipment” being amended from “N”, not permitted, in the Commercial Services (CS) zone to allowed as a “C”, conditional use. They felt there may be some areas where it would not be appropriate at all. Staff feels the Conditional Use allowance would allow for conditions for any impacts and the uses would be appropriate for the CS zone as it is a commercial-serving, light industrial use zone.

All other uses are as listed in the Planning Commission’s review with their recommendation of approval.

Attachments:
Updated Ordinance 17-19
STATE OF UTAH
COUNTY OF CACHE, ss

Civil
PROOF OF PUBLICATION

On this 11th day of September, A.D. 2017 personally appeared before me JENNIFER BIRCH 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:
09/10/2017

Jennifer Birch, Principal Legal Clerk

Subscribed and sworn to before me on this 11th day of September, A.D. 2017

Laurie Jackson, 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 September 5, 2017.

ORD. 17-19 An ordinance approving a code amendment to the Land Development Code Chapter 17-17 District & Corridor Uses to Update Table 17.17.030 (Allowed Uses).

ORD. 17-18 An ordinance vacating a right of way recorded with the Hillcrest Heights Subdivision Phase 5, on Parcels 07-198-0202 and 07-198-0203.

ORD. 17-21 An ordinance vacating a right of way at 305 West 500 North recorded as Parcel 05-086-0025.

ORD. 17-22 An ordinance vacating the 1150 North Street right of way recorded with the Van Noy Subdivision, Logan, Utah.

ORD. 17-23 An ordinance vacating a right of way recorded as right of way on County Plat 06-028.

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
Published: September 10, 2017 Ref. No. 1667798
The Logan City Planning Commission will hold a public hearing to receive input on the following:

PC 17-029 Hillcrest 1200 East Rezone [Zone Change] – Logan City request to rezone the eastern 11 acres of parcel(s) 05-011-0004-0005 (Johnson Family LLC) from Neighborhood Resident NR-6 to NR-4 and rezone parcel 05-011-0015 (LDS Church) from NR-6 to NR-4. This rezone contains approximately 21 acres located at 1100-1250 North 1200 East in the Hillcrest Neighborhood.


PC 17-031 LDC Amendment – MR Zone Development Standards [Code Amendment] – Logan City requests an amendment to the Land Development Code Chapter 17.13 Neighborhood Residential Zone Structure Type (Table 17.13.030); amend Chapter 17.15 Specific Development Standards Residential Zones Section(s) 17.15.080 (MR-9), 17.15.090 (MR-12), and 17.15.110 (MR-30) to clarify the specific development standards in the MR-9 and MR-12 zones and establish building length and mass standards in all the Mixed Residential (MR) zones.

The Municipal Council is tentatively scheduled to hold a workshop on Tuesday, August 1, 2017 and a public hearing on Tuesday, August 15, 2017. 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.