CITY OF LOGAN, UTAH
ORDINANCE NO. 17-20

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 Hillcrest 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, 15
THIS DAY OF August, 2017.

AYES: Davis, Allen, Simmonds, Needham,

NAYS: 

ABSENT: 

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 15 day of August, 2017.

Holly H. Daines, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

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

H. Craig Petersen, Mayor
Hillcrest 1200 East Rezone
1200 E 1250 N (approx.)

Proposed Zoning

11 ac.

Proposed NR-4
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: July 27, 2017
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #17-20 Hillcrest 1200 East Rezone

Summary of Planning Commission Proceedings

Project Name: Hillcrest 1200 East Rezone
Request: Zoning Map Amendment
Project Address: Hillcrest Neighborhood – 1200 East 1300 North
Recommendation of the Planning Commission: Approve

On July 13, 2017, the Planning Commission recommended that the Municipal Council approve the Hillcrest 1200 East Rezone project that rezones NR-6 property to NR-4.

Planning Commissioners vote (6 - 0):
Motion: D. Newman
Second: E. Ortiz

Attachments:
Staff Report
Ordinance #17-20
Planning Commission Meeting Minutes from July 13, 2017
Project #17-029
Hillcrest 1200 East Rezone
Located in at 1200 East 1100 North

REPORT SUMMARY...

Project Name: Hillcrest 1200 East Rezone
Proponent/Owner: Community Development Dept. / Varies
Project Address: 1200 East 1100 North
Request: Rezone from NR-6 to NR-4
Current Zoning: NR-6
Date of Hearing: July 13, 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 Hillcrest 1200 East Rezone, for 21 acres located in the Hillcrest Neighborhood.

Request

The request is to rezone approximately 21 acres in the Hillcrest neighborhood from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4).

Existing Conditions

This area is the recently approved Logan Station single family subdivision (32 lots) and the two (2) LDS Church student chapels located adjacent to 1100 North. The area is surrounded by NR-4 zoning to the north and east, Public zoning to the south and MR-20 zoning to the west. Aside from the LDS Church sites, the land is vacant and undeveloped. The area was formerly used for gravel and rock extraction and processing.

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 and amended as part of the Hillcrest Neighborhood Specific Plan identifies these two areas as Detached Residential (DR), with a Mixed Residential (MR) designation to the west adjacent to 1200 East. The General Plan explains the DR 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 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 of the area. The areas surrounding this site, for the most part, are developed in the manner closer to that of the NR-4 zoning district.

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 FLUP, because these areas are identified as DR.
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.
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, July 13, 2017. Chairman Price called the meeting to order at 5:30 p.m.

Commissioners Present: Regina Dickinson, Sandi Goodlander, Dave Newman, Tony Nielson, Eduardo Ortiz, Russ Price

Commissioners Excused: David Butterfield

Staff Present: Russ Holley, Amber Pollan, Bill Young, Paul Taylor, Craig Humphreys, Craig Carlston, Debbie Zilles, Jeannie Simmonds (Municipal Council liaison)

The oath of office was administered to new Commissioner Sandi Goodlander by City Recorder, Teresa Harris.

Minutes from the June 22, 2017 meeting were reviewed. Commissioner Ortiz moved that the minutes be approved as submitted. Commissioner Nielson seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

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.

STAFF: Mr. Holley reviewed the request to request is to rezone approximately 21 acres in the Hillcrest neighborhood from the current zoning designation of Traditional Neighborhood Residential (NR-6) to Suburban Neighborhood Residential (NR-4). This area is the recently approved Logan Station single-family subdivision (32 lots) and the two (2) LDS Church student chapels located adjacent to 1100 North. The area is surrounded by NR-4 zoning to the north and east, Public (PUB) zoning to the south and MR-20 zoning to the west. Aside from the LDS Church sites, the land is vacant and undeveloped. The area was formerly used for gravel and rock extraction and processing.

Based on recent neighborhood planning and feedback efforts, staff has received requests to change some the few remaining open parcels in these areas and review the existing lower-density neighborhoods and assign a zoning district that best reflects the existing densities of the area. The areas surrounding this site, for the most part, are developed in the manner closer to that of the NR-4 zoning district.

PUBLIC: None
COMMISSION: Commissioner Goodlander asked why the LDS church would need to be rezoned to NR-4. Mr. Holley explained that religious institutions are allowed in both NR zones, this change will match up the area rather than creating an island of NR-6.

Mr. Holley clarified for Commissioner Ortiz that this request is a follow-up to the Logan Station project; in the event that project fails or expires, any new proposals would be required to adhere to the NR-4 standards.

Commissioner Newman said this seems to be a wise move and he is in favor of this request.

MOTION: Commissioner Newman moved to forward a recommendation of approval to the Municipal Council for a zone change as outlined in PC 17-029 with the findings for approval as listed below. Commissioner Ortiz 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 Future Land Use Plan (FLUP) because these areas are identified as Detached Residential (DR).
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 Newman   Seconded: Commissioner Ortiz   Approved: 6-0

Yea: Dickinson, Goodlander, Ortiz, Price, Newman, Nielson   Nay:   Abstain
STATE OF UTAH
COUNTY OF CACHE, ss

On this 25th day of August, A.D. 2017 personally appeared before me MONICA CHRISTENSEN 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:
08/20/2017

______________________________, Principal Legal Clerk

Subscribed and sworn to before me on this 25th day of August, A.D. 2017.

______________________________, 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 August 15, 2017.

ORD. 17-20 An ordinance approving a rezone of the eastern 11 acres of parcels 05-011-0004-0005 (Johnson Family LLC) from Neighborhood Residential NR-8 to NR-4 and rezone parcel 05-011-0015 (LDS Church) from NR-8 to NR-4. This ordinance contains approximately 21 acres located at 1100-1250 North 1200 East in the Hillcrest Neighborhood.

This ordinance is effective immediately upon publication. Full text of the ordinance 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: August 20, 2017 Ref. No. 1659590 
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 requests 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 17-030 LDC Amendment – 17.17 District & Corridor Uses (Code Amendment)** – Logan City requests an amendment to the Land Development Code Chapter 17.17 District & Corridor Uses to update Table 17.17.030 (Allowed Uses).

**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](http://www.loganutah.org) for more information.

*published Sun. June 25*