CITY OF LOGAN, UTAH
ORDINANCE NO. 17-29

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 “Official Zoning Map of Logan City, Utah” is
hereby amended and the following properties in the Bridger Neighborhood and as specifically
identified in Exhibit A, as attached, are hereby zoned from Mixed Residential Medium (MR-20)
to Mixed Residential Low (MR-12).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, ___
THIS DAY OF ___, 2017.
AYES: ___
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 ___ day of ___, 2017.

MAYOR’S APPROVAL OR DISAPPROVAL

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

H. Craig Petersen, Mayor
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: Nov 21, 2017
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #17-XX Bridger Neighborhood Downzone

Summary of Planning Commission Proceedings

Project Name: Bridger Neighborhood Downzone
Request: Zoning Map Amendment
Project Address: 1650 N 400 W & 1354 N 200 W
Recommendation of the Planning Commission: Approval

Nov. 9, 2017, the Planning Commission recommended that the Municipal Council approve the Bridger Neighborhood Downzone project that amends the Official Logan City Zoning Map.

Planning Commissioners vote (7-0):
Motion: E. Ortiz,
Second: S. Goodlander
Abstain: none  Nay: none

Attachments:
Staff Report
Ordinance #17-XX
Planning Commission Meeting Minutes from Nov. 9th, 2017
Project Slides
Project #16-029
Bridger Neighborhood Downzone
Located at 1650 N. 400 W. & 1354 N. 200 W.

REPORT SUMMARY...
Project Name: Bridger Neighborhood Downzone
Proponent/Owner: Logan City / Jed Willets & Mountainland Developers LLC
Project Address: 1650 N. 400 W. & 1354 N. 200 W.
Request: Rezone from MR-20 to MR-12
Current Zoning: MR-20
Date of Hearing: July 14, 2016
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 MR-20 to MR-12, Bridger Neighborhood Downzone, for the properties located at 1650 N. 400 W. & 1354 N. 200 W.; TIN #04-081-0014, 04-081-0032 & 05-041-0056.

Request
The request is to rezone two areas in the Bridger Neighborhood to MR-12, for the purposes of having a uniform multi-family zoning pattern in the neighborhood. Both of these areas have had unique circumstances that required up-zoning to MR-20 to either finish an existing partially built project or to remedy an illegal prior subdivision.

Zoning History
The City of Logan adopted Zoning regulation in August of 1950. The zoning history of the area is the following:

<table>
<thead>
<tr>
<th>Year</th>
<th>Zone</th>
<th>Use Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1983</td>
<td>R-4</td>
<td>Multi-Dwelling Units - 6,000 SF min base plus 1000 SF per additional units</td>
</tr>
<tr>
<td>2000</td>
<td>MFH</td>
<td>Multi-Family Residential Uses up to 14 units per acre</td>
</tr>
<tr>
<td>2011</td>
<td>MRM</td>
<td>Mixed Residential Medium - 11 units per acre</td>
</tr>
<tr>
<td>2013</td>
<td>MR-12</td>
<td>Mixed Residential - 12 units per acre</td>
</tr>
<tr>
<td>2016</td>
<td>MR-20</td>
<td>Mixed Residential - 20 units per acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Zone</th>
<th>Use Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1983</td>
<td>AG</td>
<td>Agricultural Uses</td>
</tr>
<tr>
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<td>MFH</td>
<td>Multi-Family Residential Uses up to 14 units per acre</td>
</tr>
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</tr>
<tr>
<td>2013</td>
<td>MR-20</td>
<td>Mixed Residential - 20 units per acre</td>
</tr>
</tbody>
</table>

General Plan
The Future Land Use Plan (FLUP) adopted in 2008 identifies these properties as Mixed Residential (MR). General Plan section 3.3 describes the MR designation as providing a range
of housing options that includes townhouses and apartments with a density range of 15-30 dwelling units per acre.

**Land Development Code (LDC)**
The Land Development Code (LDC) has four different MR zoning designations (MR-9, MR-12, MR-20, and MR-30) that range in densities, heights, setbacks and structure types. The existing zone of MR-20 allows 20 units per acre, 10 foot front yard setbacks, 45 foot tall buildings and a lot coverage maximum of 60%. The proposed zone of MR-12 allows 12 units per acre, 10 foot front yard setbacks, 35 foot tall buildings and a lot coverage maximum of 40%.

Although the General Plan FLUP does not specify which MR zone is appropriate for these areas, over the past several years the Logan City Municipal Council has indicated that the Bridger Neighborhood has had a disproportionate amount of multi-family housing development and that the lower MR designation (MR-12) will limit density and bring a better housing balance to the overall neighborhood.

**Summary & Recommendation**
This downzone will bring uniform zoning and development patterns to the Bridger Neighborhood. That, coupled with newer single family zoning will help to bring additional, much needed, lower density and larger housing options likely resulting in less transient living situations. Staff is unaware of any additional halfway constructed or illegally subdivided areas that would require future up-zoning to resolve.

**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 MR-12 zoning district will create a uniform neighborhood zoning pattern for limited predictable future growth in multi-family areas.
2. The Future Land Use Plan designates these as areas of MR without specifically indicating which MR zoning district is appropriate.
3. Based on the history of the neighborhood and given its struggles with high rates of transiency, the reduced density will likely help to mitigate this neighborhood struggle.

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*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 reviewed 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, November 9, 2017. Chairman Price called the meeting to order at 5:30 p.m.

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

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

Minutes from the October 12, 2017 meeting were reviewed. Commissioner Goodlander moved that the minutes be approved as submitted. Commissioner Nielson seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 16-029 Bridger Neighborhood Downzone – continued from July 27, 2017 [Zone Change] City of Logan/Jed Willets-Mountainland Developers LLC, authorized agent/owner, request a rezone of Logan Gateway and Royal Point Lot #6 from Mixed Residential High (MR-20) to Mixed Residential Medium (MR-12) to be consistent with the Bridger neighborhood located at 1650 North 400 West (5.3 acres) and 1354 North 200 West (1.8 acres); TIN 04-081-0014; 05-041-0056; 04-081-0032.

STAFF: Mr. Holley reviewed the request to rezone two areas in the Bridger Neighborhood to MR-12 to create a uniform multi-family zoning pattern in the neighborhood. Both areas have had unique circumstances that required up-zoning to MR-20 to either finish an existing partially built project or to remedy an illegal prior subdivision.

This downzone will bring uniform zoning and development patterns to the Bridger Neighborhood. That, coupled with newer single-family zoning, will help bring additional, much needed, low-density and larger housing options, likely resulting in less transient living situations. Staff is unaware of any partially-constructed or illegally-subdivided areas that would require future up-zoning to resolve.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Ortiz moved to recommend approval to the Municipal Council for a Zone Change as outlined in PC 16-029 based the findings for approval as listed below. Commissioner Goodlander seconded the motion.

FINDINGS FOR APPROVAL
1. The MR-12 zoning will create a uniform neighborhood zoning pattern for limited and predictable future growth in multi-family areas.
2. The Future Land Use Plan designates these as areas of MR without specifically indicating which MR zoning district is appropriate.

3. Based on the history of the neighborhood, and given its struggles with high rates of transiency, the reduced density will help mitigate this neighborhood struggle.

Moved: Commissioner Ortiz  Seconded: Commissioner Goodlander  Approved: 7-0

Yea: Butterfield, Dickinson, Goodlander, Newman, Nielson, Ortiz, Price  Nay: Abstain:

Meeting adjourned at 7:36 p.m.
Bridger Neighborhood Downzone
1650 North 400 West & 1354 North 200 West

Existing Zoning = MR-20

City Council
November 21, 2017
Bridger Neighborhood Downzone
1650 North 400 West & 1354 North 200 West
STATE OF UTAH  
COUNTY OF CACHE, ss  

On this 11th day of December, 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 hereeto 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:  
12/10/2017  

Jennifer Birch  
Principal Legal Clerk  

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

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

LEGAL NOTICE  
LOGAN MUNICIPAL COUNCIL  

SUMMARY OF AN ORDINANCE - The following ordinance  
was adopted and approved by the Logan Municipal Council,  
Logan, Utah on December 5, 2017.  

ORD. 17-29 An ordinance adopting a rezone of Logan  
Gateway and Royal Point Lot #6 from Mixed Residential  
High (MR-20) to Mixed Residential Medium (MR-12) located  
at 1650 North 400 West (5.3 acres) and 1354 North 200  
West (1.8 acres).  

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  
Published December 10, 2017  
Ref. No. 1705016