CITY OF LOGAN, UTAH
ORDINANCE NO. 18-04

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 Bridger Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned Industrial Park (IP)

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS DAY OF __________, 2018.

AYES: __________

NAYS: __________

ABSENT: __________

ATTEST:

Chairman Tom Jensen

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 __________, 2018.

Chairman Tom Jensen

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this __________ day of __________, 2018.

Holly Daines, Mayor
EXHIBIT A

Safe & Sound Storage
2325 N 600 W

Legal Description TIN# 04-062-0301 (2325 North 600 West Logan, UT)

AGRICULTURAL REMAINDER AS SHOWN ON PLAT OF AIRPORT INDUSTRIAL PARK - AMENDED SUBDIVISION CONT 14.66 AC
SIT SW/4 SEC 16 T 12N R 1E
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: March 1, 2018
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #18-04

Summary of Planning Commission Proceedings

Project Name: Safe and Sound Storage Rezone
Request: Zoning Map Amendment
Project Address: 2325 North 600 West
Recommendation of the Planning Commission: Approval

On February 8th, the Planning Commission recommended that the Municipal Council approve the Safe and Sound Rezone project that amends the Official Logan City Zoning Map.

Planning Commissioners vote (5 - 2):
Motion: D. Butterfield
Second: S. Goodlander
Yea: T. Nielson, D. Butterfield, R. Price, S. Goodlander, E. Ortiz,
Abstain: none Nay: D. Newman, R. Dickinson,

Attachments:
Staff Report
Ordinance #18-04
Planning Commission Meeting Minutes from Feb. 8, 2018
Project Slides
Project #18-005
Safe and Sound Storage
Located at 2325 North 600 West

REPORT SUMMARY...
Project Name: Safe and Sound Storage
Proponent/Owner: Nick Thompson / Jeff Ballard
Project Address: 2325 North 600 West
Request: Rezone from AP to IP
Current Zoning: Industrial Park (IP)
Date of Hearing: February 8, 2018
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 of approximately 14.66 acres of property located at 2325 North 600 West (TIN# 04-062-0301) from Airport (AP) to Industrial Park (IP).

REQUEST
The proponent is requesting to rezone approximately 14.66 acres of property from AP to IP, with the intention of developing single-story commercial storage units. The property is currently vacant with approximately 650' feet of frontage along 600 West. The grassy low-land and generally flat area, is predominately vacant, except for a concrete batch plant to the south and a couple of existing commercial storage facilities to the north and east.

The property sits approximately 2000' directly south of the main runway at Logan-Cache Airport. New development is required to coordinate with the Airport Authority for flight pattern approach and building height analysis and approval. The Logan City boundary runs along the property’s western edge.

GENERAL PLAN
The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Airport (AP). AP areas are described within the Logan City General Plan as locations that support Airport related land uses. These include, travel hospitality uses like hotel, restaurants and copy centers; in addition to freight moving service like shipping, warehousing and heavy truck sales and rentals.

ZONING
The AP zone is described as specifically intended to promote and support the development of the Airport. The Airport Park includes business, research, and industrial activities and it forms a bridge between the Innovation Campus of Utah State University and the Logan Airport. Uses in the Airport designation include commercial uses that typically support airports (e.g., hotels, restaurants), as well as offices and industrial uses that rely on proximity to an airport or are compatible with airport related activities. The Airport area will foster entrepreneurial business opportunities, research, and development. Although warehousing and freight movement land uses are permitted, commercial self-storage uses are currently not permitted in the AP zone.

The IP zone is described as supporting employment and production uses with related offices, services, and storage. Industrial developments will have large, well-designed buildings and attractive landscaping particularly where viewed from public roads. Adjacent uses will be buffered from potential negative impacts (yard storage, heavy equipment, noise, lights) through careful site planning, screening, landscaping, and building design.

SUMMARY
Although the FLUP indicates this area as AP, with a location inside the flight approach pattern and low-height building requirements imminent, additional commercial storage facilities are acceptable development. Similar uses
are permitted in the AP zone and in general, the City has made a concerted effort to move commercials storage uses off Main Street and out of commercial areas into the industrial areas north and west of the City. With low-flying planes approaching overhead on a regular basis, a heavily occupied structure like a hotel or an office is more dangerous and less pleasant.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments.

PUBLIC COMMENTS
Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 1/18/18, posted on the City's website and the Utah Public Meeting website on 2/1/18, and a Public Notice mailed to property owners within 300' we sent on 1/22/18.

RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The location of the subject property is compatible in land-use with the surrounding areas to the north and IP areas to the east.
2. The subject property can fulfill the purpose of the General Plan and Land Development Code by providing appropriate land uses near the Airport.
3. The subject property is in an area and surrounded by streets and infrastructure that can handle IP developments.
4. The proposed IP zone is regulated adequately enough to provide compatible development with the Airport and surrounding areas.
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, February 8, 2018. 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, Jeannie Simmonds (Council Liaison)

Staff Present: Russ Holley, Amber Pollan, Kymber Housley, Bill Young, Kirk Jensen, Debbie Zilles

PC 18-005 Safe & Sound Storage Rezone [Zone Change] Nick Thompson/Jeff Ballard, authorized agent/owner, request to rezone 14.66 acres from Airport (AP) to Industrial Park (IP) for proposed storage units located at 2325 North 600 West.

STAFF: Mr. Holley reviewed the request to rezone approximately 14.66 acres from Airport (AP) to Industrial Park (IP), with the intention of developing single-story commercial storage units. The property is currently vacant with approximately 650' feet of frontage along 600 West. The grassy and generally flat area is predominately vacant, except for a concrete batch plant to the south and a couple of existing commercial storage facilities to the north and east.

The property is directly south of the main runway at the Logan-Cache Airport. New development is required to coordinate with the Airport Authority for flight pattern approach and building height. The Logan City boundary runs along the property’s western edge.

The AP zone is described as specifically intended to promote and support the development of the Airport. The Airport Park includes business, research, and industrial activities and creates a bridge between the Innovation Campus of Utah State University and the Logan Airport.

Airport uses include commercial that typically support airports (e.g., hotels, restaurants), as well as offices and industrial uses that rely on proximity to an airport, or are compatible with airport-related activities. Although warehousing and freight movement land uses are permitted, commercial self-storage uses are currently not permitted in the AP zone.

The IP zone is described as supporting employment and production uses with related offices, services, and storage. Industrial developments will have large, well-designed buildings and attractive landscaping, particularly where viewed from public roads. Adjacent uses will be buffered from potential negative impacts (yard storage, heavy equipment, noise, lights) through careful site planning, screening, landscaping, and building design.

Although the Future Land Use Plan (FLUP) indicates this area as AP, commercial storage facilities are an acceptable development. The City has made a concerted effort to move commercial storage uses off Main Street and out of commercial areas into the industrial areas to the north and west. With low-flying planes approaching overhead on a regular basis, a heavily occupied structure like a hotel or an office would be more dangerous.

PROPOONENT: Nick Thompson said this is a good opportunity for a suitable use of the property and there is a need for additional storage units. The owner has a buyer who is interested and this is a good time to move
ahead and clean up the property. Commissioner Newman asked how many units are planned. Mr. Thompson said that will be determined when a conceptual plan is completed and all applicable requirements are met.

Jeff Ballard, the owner of the property, explained that the Airport has never purchased this land, and this project will be a safe use for the property.

PUBLIC: Steven Karran thought this area used to be a salvage yard and wondered how the environmental requirements would be fulfilled. Mr. Holley said this location was not part of a former salvage yard and all environmental issues will go through the engineering process for review and approval. He reminded Mr. Karran that this is only a request for a zone change.

Kyle Livingston, agent with Century 21 Realty, has been helping Mr. Ballard try and sell the property for years. Most of the interested buyers want to use the area for storage. In his opinion, there is a need for this type of use and they have a willing buyer and seller.

Jack Nixon agrees with what has been said. It is the proper time to sell this land and allow for a productive use which will provide property taxes to the City. He encouraged the rezone.

COMMISSION: Chairman Price noted that uses in an AP zone are quite different than uses allowed in the IP zone. If this area is needed for airport use at some point, there would be an expectation to change it back to an AP designation, which seems to be “backwards” from a planning standpoint. Mr. Holley explained that for the last 20 years, the Airport has concentrated its development onsite (runways, terminals, etc.). Growth has been somewhat stagnant. There are several privately-owned hangars but no airport-related commercial services. There is plenty of space on the Airport property for more development. The City is encouraging moving storage units off main streets and into industrial areas, which this project would do. Chairman Price advised that if the long-term plan is not what was been anticipated, it should be reviewed from a broader scope.

Commissioner Newman suggested including the allowance for storage units in the AP zone rather than changing this property. Mr. Holley explained that staff discussed that option, however, this is the request. Commercial storage is not associated with typical airport uses, nevertheless, the use can be added if the Commission desires. Commissioner Dickinson thought that would be a better idea, rather than “piece-meal zoning”. This area was zoned AP for a reason and she does not believe parcels of land should be rezoned when they are sold to meet an immediate need, rather than considering the long-term plan for the area. Commissioner Goodlander suggested changing the entire section to IP for consistency; changing only this property seems to be “opening a whole can of worms”. Chairman Price agreed, especially since the property is in the approach to the Airport.

Commissioner Butterfield said he was not initially convinced that a zone change was the correct decision and wondered if it might be better to keep that area protected. He was surprised, however, that no one from the Airport has shown an interest in preserving that area. Based on the lack of opposition, his opinion is to approve the request.

MOTION: Commissioner Butterfield moved to forward a recommendation for approval to the Municipal Council for a zone change as outlined in PC 18-005 based on the findings for approval as listed below. Commissioner Goodlander seconded the motion.

FINDINGS FOR APPROVAL
1. The location of the property is compatible in land use with the surrounding areas to the north and Industrial Park (IP) areas to the east.
2. The property can fulfill the purpose of the General Plan and Land Development Code by providing appropriate land uses near the Airport.
3. The property is surrounded by streets and infrastructure that can handle IP developments.
4. The IP zone is regulated adequately enough to provide compatible development with the Airport and surrounding areas.

Moved: Commissioner Butterfield  Seconded: Commissioner Goodlander  Approved: 5-2
Yea: Butterfield, Goodlander, Nielson, Ortiz, Price  Nay: Dickinson, Newman  Abstain:
Subject Property
Existing Zoning = AP

Safe & Sound Storage
2325 N 600 W

Planning Commission  Feb. 8, 2018