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 Adams Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Recreation (Rec) to Commercial (COM)

SECTION 3: This ordinance shall become effective upon publication.

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

AYES: Anderson, Bradford, Olson, Simmonds
NAYS: None
ABSENT: Dunn

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 December, 2018.

Jeannie F. Simmonds, Vice Chair

MAYOR’S APPROVAL OR DISAPPROVAL

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

Holly H. Daines, Mayor
EXHIBIT A

114 East 1000 North Rezone

114 East 1000 North

Subject Property
114 E 1000 N

PROPOSED ZONE = COM

Legal Description

BEG IN S LN OF 1000 N ST AT NW COR LT 10 BLK 22 PLT A LOGAN FARM SVY & TH E
205 FT ALG ST TH S 327 FT TH W 205 FT TH N 321 FT M/L TO BEG CONT 1.54 AC M/L

SUBJ TO R/W RESERVED BY THE CITY FOR ACCESS TO ADJACENT SCHOOL PROP TO WIT:

BEG IN S LN OF 1000 N ST AT PT 160 FT E OF NW COR SD LT 10 & TH E 25 FT TH S
327 FT TH W 25 FT TH N 327 FT M/L TO BEG (ENT 924599)
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 2, 2018
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #18-14

Summary of Planning Commission Proceedings
Project Name: 114 East 1000 North Rezone
Request: Official Zoning Map Amendment
Project Address: 114 East 1000 North
Recommendation of the Planning Commission: Approval

On July 26th, the Planning Commission recommended that the Municipal Council approve the 114 East 1000 North rezone project that amends the Official Zoning Map.

Planning Commissioners vote (5-0):
Motion: D. Newman
Second: S. Goodlander
Abstain: none Nay: none

Attachments:
Staff Report
Ordinance #18-14
Planning Commission Meeting Minutes from July 26, 2018
Project Slides
REPORT SUMMARY...
Project Name: 114 East 1000 North Rezone
Proponent/Owner: Kevin McGaha / Michelle K. Jones TR
Project Address: 114 East 1000 North
Request: Rezone from REC to COM
Current Zoning: Recreation (REC)
Date of Hearing: July 26, 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 1.5 acres of property located at 114 East 1000 North (TIN# 05-024-0019) from Recreation (REC) to Commercial (COM).

Land use adjoining the subject property

<table>
<thead>
<tr>
<th>North</th>
<th>COM: Commercial Uses</th>
<th>East</th>
<th>PUB: Mt. Logan Middle School</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>PUB: Mt. Logan Middle School</td>
<td>West:</td>
<td>COM: Commercial Uses</td>
</tr>
</tbody>
</table>

BACKGROUND
The proponent is requesting to rezone approximately 1.5 acres of property from REC to COM. This property was developed in 1964 as the "Municipool" and used as a public indoor swimming pool for several decades. The ownership and management has varied over the years between the City of Logan and the Logan City School District. In 2006 the property was acquired by Lowell Huber and was operated as a scuba diving training facility. Recently, the property has been poorly maintained and is currently accruing Logan City code enforcement fines for refuse and unauthorized business activities. Based on visual inspections, used cars are being displayed and offered for sale on the property. The REC zoning district does not permit used car sales. The COM zone allows used cars sales after a Conditional Use Permit is approved. The current Cache County parcel map and recorded legal description show the southern property line on this parcel bisecting the north portion of the Middle School building creating a setback violation. In 2011, there was a property boundary dispute along the southern property line adjacent to the school. Staff was unable to locate a recorded document concerning the parcel line adjustment.

GENERAL PLAN
The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as REC. REC zones are described in the General Plan as areas for recreation and park facilities. They are typically publicly owned, but may also be privately owned facilities such as, but not limited to, campgrounds and golf courses. REC lands may also be designated as open space for trails and nature preserves. COM areas are intended for retail, service and hospitality businesses that serve city-wide populations. COM zoning districts allow for the widest range of commercial uses within the City.

ZONING HISTORY
From 2011 to present, the zoning is REC. From 2007-2011 the zoning was COM. From 2000-2007 the zoning was SFR. From 1968-1999 the zoning was R2. Other than a short period of time between 2007-2011, the property has been zoned as lower density residential or recreation.

Project #18-028 114 East 1000 North Rezone
Staff Report for the Planning Commission meeting of July 26, 2018
SUMMARY
Given the proximity to existing commercial developments along Main Street and 1000 North the
COM zone designation is a logical designation for this property. Aside from the Middle School
interface along the southern property boundary, the neighborhood and streetscapes in the area
are commercial in nature. With commercial developments and services already established
along three sides of the Middle School property (west, south, north), the City is unaware of
property incompatibilities or complaints.

The property appears (cars parked on the property with writing on the windshield saying; “For
Sale”) to currently operate as a used car lot, which is not permitted in the REC zone. The
Planning Commission may choose to hold this action request until the apparent unauthorized
use is completely removed. If the property is successfully rezoned, a Conditional Use Permit
would be required prior to the legal establishment of a car sales business.

Based on a newspaper article from 2011, an apparent property agreement changed the
boundary between the middle school and this property that would potential eliminate building
setback violations and create a buffer between the two buildings. This agreement has not been
recorded with the County Recorder and staff is unaware of its whereabouts. Again, the
Planning Commission could choose to hold this request until this agreement is reviewed,
considered and recorded.

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, one comment has been received and is attached for review.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 7/15/18, posted on the City’s website and
the Utah Public Meeting website on 7/16/18, and noticed in a quarter page ad on 7/8/18, and a
Public Notice mailed to property owners within 300’ were sent on 7/9/18.

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
   Commercial areas to the west and north.
2. The subject property can fulfill the purpose of the General Plan and Land Development
   Code by providing commercial services to city-wide populations because of its location and
   ease of access.
3. The subject property is in an area and surrounded by streets and infrastructure that can
   handle and appropriately serve COM developments.
4. The proposed COM zoning designation along with future review and approval of Conditional
   Use Permits and Design Review Permits with sufficient open space and landscaping will
   ensure neighborhood compatibility.
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, July 26, 2018. Chairman Price called the meeting to order at 5:30 p.m.

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

Commissioners Excused: David Butterfield, Tony Nielsen

Staff Present: Mike DeSimone, Russ Holley, Kymber Housley, Debbie Zilles, Jeannie Simmonds (Council Liaison)

Minutes from the June 28, 2018 meetings were reviewed. Commissioner Newman moved that the minutes be approved as submitted; the motion was seconded by Commissioner Ortiz. The motion was approved unanimously.

PUBLIC HEARING

PC 18-028 114 E 1000 N Rezone [Zone Change] Keven McGaha/Michael K. Jones Trustee of Ralph L. Huber Family Trust, authorized agent/owner, requests to have the 1.54-acre parcel rezoned from Recreation (REC) to Commercial (COM) as it was previously zoned (2006-2012) located at 114 East 1000 North; TIN 05-024-0019.

STAFF: Mr. Holley reviewed the request to rezone approximately 1.5 acres of property from Recreation (REC) to Commercial (COM). This property was developed in 1964 and used as a public indoor swimming pool for several decades. The ownership and management have varied over the years between Logan City and the Logan City School District. In 2006 the property was acquired by Lowell Huber and operated as a scuba diving training facility. The property has been poorly maintained and is currently accruing Logan City code enforcement fines for refuse and unauthorized business activities. Based on visual inspections, used cars are being displayed and offered for sale on the property. The REC zoning district does not permit car sales. The COM zone allows used car sales after a Conditional Use Permit is approved. The current Cache County parcel map and recorded legal description show the southern property line of this parcel bisecting the north portion of the Logan Middle School building creating a setback violation. In 2011, there was a property boundary dispute along the southern property line adjacent to the school. Staff was unable to locate a recorded document concerning the parcel line adjustment.

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as REC. REC zones are described in the General Plan as areas for recreation and park facilities. They are typically publicly owned, but may also be privately owned facilities such as, but not limited to, campgrounds and golf courses. REC lands may also be designated as open space for trails and nature preserves. COM areas are intended for retail, service and hospitality businesses that serve citywide populations. COM zoning districts allow for the widest range of commercial uses within the City.

From 2011 to present, the zoning has been REC, from 2007-2011 the zoning was COM, 2000-2007 was SFR, and 1969-1999 was R2. Other than a short period of time between 2007-2011, the property has been zoned as lower density residential or recreation.
Given the proximity to existing commercial developments along Main Street and 1000 North the COM zone is a logical designation for this property. Aside from the Middle School interface along the south property boundary, the neighborhood and streetscapes in the area are commercial in nature. With commercial developments and services already established along three sides of the Middle School (west, south, north), the City is unaware of property incompatibilities or complaints.

The property appears (cars parked on the property with writing on the windshield saying; “For Sale”) to currently operate as a used car lot, which is not permitted in the REC zone. The Planning Commission may choose to hold this action request until the apparent unauthorized use is completely removed. If the property is successfully rezoned a Conditional Use Permit would be required prior to the legal establishment of a car sales business.

Based on a newspaper article from 2011, an apparent property agreement changed the boundary between the middle school and this property that would potentially eliminate building setback violations and create a buffer between the two buildings. This agreement has not been recorded with the County Recorder and staff is unaware of its whereabouts.

**PROPOSER:** Kevin McGaha, representing Mr. Huber, advised that the zone was changed to Recreation (REC) during the citywide rezone in 2011; prior to that it was zoned Commercial (COM). A commercial zone and would improve the utility of the property. The boundary line was negotiated with the school district and an agreement was reached. He will ensure that the information is forwarded to the County for proper recordation. If the property is left as Recreation (REC) there is not much that can be done with it, the current use (pool) is expensive to maintain. Mr. Huber has spent a great deal of time and money trying to make it work. He encouraged the Commission to forward a recommendation for approval to the City Council for the rezone.

Mr. Housley, the City Attorney, asked why the boundary line adjustment was not recorded with the County. Mr. Huber said he did not know why. A meeting between him, the school district and representing attorneys was held and an agreement was reached three years ago. He is allowing the school district to use a 6' piece of the property (reflected in the written agreement). The fence was put for insurance concerns. The disheveled area to the west is Miller's Auto Body property. The vehicles for sale have been acquired in the course of his towing business (left in impound) that he would like to get rid of. He has done quite a bit of improvement on the inside of the building (grouting, tile, paint and new filtration)

Commissioner Goodlander asked about Mr. Huber’s plan for the property. Mr. Huber said he recently lost a sale because of the zoning. He is considering a commercial venture and has had some interest in an indoor storage facility, which would be ideal for the use of the building. When he purchased the property from the City, he made sure that it was zoned Commercial (COM) and was never notified of the change to Recreation (REC) in 2011. Mr. Housley pointed out that the City did not sell the property because it was never City-owned, it was an arrangement between Mr. Huber and the school district. The school district had a reverter clause and the City quit claiming an interest in the property in exchange for the option to purchase the corner (circa 2005).

PUBLIC: Frank Schofield, representing the Logan School District, is supportive of seeing an improvement to the blighted property that would benefit the owner and the community. The only concern would be related to the use of the property because it is so close to Logan Middle School. The storage/sale of vehicles is a concern. The boundary line was adjusted three years ago, a copy of the mediation agreement will be retrieved from the district office and forwarded to the County Recorder. He is unsure why that did not occur. The agreement included the fact that a fence would be installed, and it has not been done. Future stipulations of the development of the property need to be enforced by the City. The specifics of the change of zone occurred prior to his time as superintendent.
Commissioner Goodlander questioned the school access, near the corner where the fence will be, and whether it would be for primary entrance or used only for emergencies. Mr. Schofield said it will be used only for emergencies. Access to the tennis courts for PE classes is to the north.

COMMISSION: Mr. Holley clarified for Commissioner Newman that the boundary line adjustment occurred subsequent to the sale of the property in 2006. The County has not recorded the agreement so there is no clear delineation of the boundaries as adjusted. The recorded boundary lines currently include part of the school building, therefore, a change of zone would be a conflict.

Mr. Holley reviewed the history of the property; the citywide rezone in 2011 changed the zone from Commercial (COM) back to Recreation (REC). The property was not intentionally targeted for a specific change; at that point in time there was a right of first refusal associated with the property and school district, and it wasn’t appropriate to be zoned Commercial (COM) so it was changed back to Recreation (REC).

Chairman Price pointed out that there is a residential area on the north side of 1000 North. Mr. Holley advised that there is a row of 4-plexes that are zoned Mixed Use (MU), however the Future Land Use Plan (FLUP) calls out for the area to be Commercial (COM).

Chairman Price noted that the school district is concerned with some of the potential allowable uses within the Commercial (COM) zone, however, not allowing a permitted use within a zone is outside the purview of the Planning Commission.

Commissioner Goodlander said it is difficult to recommend approval for a zone change without clear delineation, and recordation, of the boundary lines. Mr. Housley said a recommendation to the Council could be contingent upon the boundary matter being resolved before a decision is made, however, it cannot be conditioned.

Chairman Price asked about vehicle sales occurring with proper licensing. Mr. Housley said enforcement action (independent of this request) is being taken and a Notice of Violation has been issued.

Commissioner Ortiz asked about the agreement regarding the fence that has not been installed. Chairman Price said the mediations included in the agreement are outside of the Commission’s purview, and will need to be enforced by the city. Mr. Housley said the school district can enforce the specifics of the agreement; the city needs to have the boundary line adjustment defined.

Mr. Holley pointed out that the setback in the Public (PUB) zone is 20’, however the school district is considered a state entity and not required to follow local zoning ordinances. The Commercial (CQM) zone has a 10’ setback and any redevelopment would have to adhere to that requirement.

Commissioner Dickinson asked if there were any ordinances that govern what can be allowed within a school zone. Mr. Housley said there are not, from a zoning standpoint, however, an alcohol license would not be allowed.

Commissioner Ortiz asked if there were any restrictions or conditions included in the sale of the property. Mr. Housley said initially it was not sold, the school district had a reverter clause in place that if it was not used as a pool, it would revert to the district. The City transferred its interest when it was no longer used as a pool and an agreement was made between Mr. Huber and Logan School District.

MOTION: Commissioner Newman moved to forward a recommendation of approval to the Municipal Council for a zone change as outlined in PC 18-028 contingent upon the boundary line adjustment being properly recorded. Commissioner Goodlander seconded the motion.
FINDINGS FOR APPROVAL

1. The location of the property is compatible in land use with the surrounding Commercial areas to the west and north.

2. The property can fulfill the purpose of the General Plan and Land Development Code by providing commercial services to citywide populations because of its location and ease of access.

3. The property is surrounded by streets and infrastructure that can handle and appropriately serve COM developments.

4. The proposed COM zoning designation, with future review and approval of Conditional Use Permits and Design Review Permits, and sufficient open space and landscaping will ensure neighborhood compatibility.

Moved: Commissioner Newman  Seconded: Commissioner Goodlander  Approved: 5-0
Yes: Dickinson, Goodlander, Newman, Ortiz, Price  Nay:  Abstain:

WORKSHOP ITEMS for August 9, 2018
✓ PC 18-029 Meatpacking District [Zone Change]

Meeting adjourned 6:15 p.m.
Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of July 26, 2013

Michael A. DeSimone
Community Development Director

Russ Price
Planning Commission Chairman

Russ Holley
Senior Planner

Debbie Zilles
Administrative Assistant
Property Line Agreement

EXISTING PARCEL DESCRIPTIONS

Existing Legal Descriptions:

Parcel 1 05-024-0019:

BEG IN S LN OF 1000 N ST AT NW COR LT 10 BLK 22 PLT A LOGAN FARM SVY & TH E 205 FT ALG ST TH S 327 FT TH W 205 FT TH N 321 FT M/L TO BEG CONT 1.54 AC M/L SUBJ TO R/W RESERVED BY THE CITY FOR ACCESS TO ADJACENT SCHOOL PROP TO WIT: BEG IN S LN OF 1000 N ST AT PT 160 FT E OF NW COR SD LT 10 & TH E 25 FT TH S 327 FT TH W 25 FT TH N 327 FT M/L TO BEG (ENT 924599)

Parcel 2 05-024-0018:

Mount Logan Middle School Parcel, being 23.21 acres that is as a Part of Lot 6, 7, 8, 11, 12, & 13 of Block 22, Plat "A" Logan Farm Survey located in the Southwest Quarter of Section 27, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. Reference Cache County Recorder Entry 320768

NEW PARCEL DESCRIPTIONS

Parcel 1 05-024-0019:

A Part of Lot 10, Block 22, Plat "A" Logan Farm Survey located in the Southwest Quarter of Section 27, Township 12 North, Range 1 East of the Salt Lake Base and Meridian.

Beginning at the South Right-of-Way Line of 1000 North Street at the Northwest Corner of said Lot 10 and Running Thence South 89°18'49" East (East by Record) 205.00 Feet Along said South Right-of-Way Line; Thence South 01°09'11" West (South by Record) 285.58 Feet; Thence North 88°35'08" West 3.21 Feet; Thence South 34°11'43" West 14.48 Feet; Thence North 88°35'08" West 78.18 Feet; Thence South 01°24'52" West 12.47 Feet; Thence North 88°35'08" West 5.68 Feet; Thence South 01°29'17" West 17.99 Feet; Thence North 89°18'49" West (West by Record) 109.87 Feet; Thence North 01°09'11" East (North by Record) 327.00 Feet to the Point of Beginning. Containing 1.473 Acres.

Parcel 2 (Tax ID #): 05-024-0018

A Part of Lot 6, 7, 8, 11, 12, & 13 of Block 22, Plat "A" Logan Farm Survey located in the Southwest Quarter of Section 27, Township 12 North, Range 1 East of the Salt Lake Base and Meridian.

Beginning at the South Right-of-Way Line of 1000 North Street at a Point Located 205.00 Feet South 89°18'49" East (East by Record) 205.00 Feet Along said South Right-of-Way Line to Entry Number 1,090,763 of the Official Records of Cache County; Thence Along said Entry Number the Following Nine (9) Courses: (1) South 84°35'15" East 42.72 Feet; (2) South 89°18'49" East 122.51 Feet; (3) Along the Arc of a 129.00 Foot Radius Curve to the Right an Arc Length of 55.88 Feet, Long Chord Bears South 76°54'14" East 55.44 Feet; (4) South 64°29'39" East 26.00 Feet; (5) Along the Arc of a 70.50 Foot Radius Curve to the Right an Arc Length of 44.57 Feet, Long Chord Bears South 46°22'54" East 43.83 Feet; (6) South 28°16'09" East 8.07 Feet; (7) Along the Arc of a 129.00 Foot Radius Curve to the Right an Arc Length of 66.84 Feet, Long Chord Bears South 13°29'36" East 66.09 Feet; (8) South 01°24'56" West 193.48 Feet; (9) South 03°20'54" East 87.19 Feet to the West Right-of-Way Line of 200 East Street at a Point 33.00 Feet West of the East Line of said Block 22; Thence South 01°28'11" West (South by Record) 598.47 Feet Along said West Right-of-Way Line and Parallel with said Block Line to a Point that is 639.50 Feet East of the Northwest Corner of said Lot 13; Thence North 88°38'50" West (West by Record) 231.00 Feet; Thence South 01°28'11" West (South by Record) 118.83 Feet; Thence North 89°19'07" West (West by Record) 201.62 Feet;
Thence South 01°28'11" West (South by Record) 181.52 Feet; Thence South 89°19'07" East (East by Record) 201.62 Feet; Thence South 01°28'11" West (South by Record) 16.50 Feet to the South Line of said Lot 13 and the North Right-of-Way Line of 800 North Street; Thence North 89°19'07" West (West by Record) 821.81 Feet Along said Right-of-Way and Lot Line; Thence North 02°01'18" East 326.49 Feet (North 330.00 Feet by Record) to the North Line of said Lot 6; Thence South 88°38'50" East (East by Record) 82.50 Feet; Thence North 01°00'39" East 661.06 Feet (North 660.00 Feet by Record) to the North Line of said Lot 8; Thence South 88°31'50" East (East by Record) 341.09 Feet Along said North Lot Line; Thence North 01°09'11" East (North by Record) 11.55 Feet; Thence South 89°19'49" East 109.87 Feet; Thence North 01°29'17" East 17.99 Feet; Thence South 88°35'08" East 5.68 Feet; Thence North 01°24'52" East 12.47 Feet; Thence South 88°35'08" East 78.18 Feet; Thence North 34°11'43" East 14.48 Feet; Thence South 88°35'08" East 3.21 Feet; Thence North 01°09'11" East (North by Record) 285.58 Feet to the Point of Beginning. Containing 23.253 Acres.

PREPARED BY

Clint G. Hansen, RLS-7881387

Date: 12/3/18

LOGAN CITY APPROVAL

Bill Young

Logan City Engineer: Bill Young

Date: 12/4/18
TRUSTEE ACKNOWLEDGEMENT

State of Utah
County of Cache

On the 3rd day of December 2018, personally appeared before me, the undersigned notary public in and for said Cache County in the State of Utah, proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as Trustee(s) of the JONES, MICHAEL K TR, the signer(s) of the within instrument, who duly acknowledged to me, he(she) executed the same pursuant to and in accordance with the power vested in him(her) by the terms of said trust agreement.

Signature: Michael K. Jones

Commission Expires: June 22, 2022
LOGAN CITY SCHOOL DISTRICT

Signature: ______________
FRANK SCHOFIELD, SUPERINTENDENT

State of Utah    )
SS
County of Cache  )

The foregoing instrument was acknowledged before me this the 4th day of December 2018 by FRANK SCHOFIELD, in his capacity as Superintendent of the Logan City School District,

Holly Hansen
Notary Public

Commission Expires: Sept 4, 2019
STATE OF UTAH
COUNTY OF CACHE, ss

On this 7th day of December, A.D. 2018 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 PNG Media LLC, 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:
12/07/2018

_____________________, Principal Legal Clerk

Subscribed and sworn to before me on this7th day of December, A.D. 2018

_____________________, 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 December 4, 2018.

ORD. 18-14 - An ordinance approving a zone change Keven McGaha/Michael K. Jones Trustee of Ralph L. Huber Family Trust, to rezone a 1.54-acre parcel rezoned from Recreation (REC) to Commercial (COM) as it was previously zoned in 2006-2012 located at 114 East 1000 North.

ORD. 18-20 - An ordinance repealing Logan Municipal Code Chapter 2.06 "Officers' Bonds and Oaths."

These ordinances are effective immediately upon publication. Full text 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 December 7, 2018 Ref. No. 1844675
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 18-027 114 E 1000 N Rezone** [Zone Change] Keven McGaha/Michael K. Jones Trustee of Ralph L. Huber Family Trust, authorized agent/owner, requests to have the 1.54-acre parcel rezoned from Recreation (REC) to Commercial (COM) as it was previously zoned (2006-2012) located at 114 East 1000 North; TIN 05-024-0019.

The Municipal Council is tentatively scheduled to hold a workshop on **Tuesday, August 14, 2018** and a public hearing on **Tuesday, August 21, 2018**. 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 716-9023 or www.loganutah.org for more information.

published Sun. July 8
APPLICATION FOR PROJECT REVIEW

Planning Commission  [ ] Land Use Appeal Board  [ ] Administrative Review

<table>
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<tr>
<th>Date Received</th>
<th>Received By</th>
<th>Receipt Number</th>
<th>Zone</th>
<th>Application Number</th>
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<td>P.R.</td>
<td>REC</td>
<td>REC</td>
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Type of Application (Check all that apply):

- [ ] Design Review
- [ ] Conditional Use
- [ ] Code Amendment
- [ ] Subdivision
- [ ] Appeal
- [ ] Zone Change
- [ ] Administrative Design Review
- [ ] Variance
- [ ] 4950' Design Review
- [ ] Other

PROJECT NAME

144 E. 1000 N.  Rezone

PROJECT ADDRESS

144 E. 1000 N., Logan

COUNTRY PLAT TAX ID #

COUNTY PLAT TAX ID #

05-024-0019

05-024-0019

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)

Kevin McGaha

MAIN PHONE #

435 723 6638

435 764 8032

MAILING ADDRESS

P.O. Box 46  Brigham City  UT  84302

MAILING ADDRESS

P.O. Box 46  Brigham City  UT  84302

EMAIL ADDRESS

kevin.mcghah@msn.com

EMAIL ADDRESS

kevin.mcghah@msn.com

PROPERTY OWNER OF RECORD (Must be listed)

Michael E. Jones, Trustee of the Ralph L. Huber Family Trust  Agreement, and Lowell Huber, an individual

MAILING ADDRESS

960 N. 300 E.  Logan  UT  84321

MAILING ADDRESS

960 N. 300 E.  Logan  UT  84321

EMAIL ADDRESS

EMAIL ADDRESS

DESCRIPT THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED

(Include as much detail as possible - attach a separate sheet if needed)

Applicant seeks to have the zone changed back to commercial as it was from May 11, 2006 until 2012. Rezone from Rec to Com

Total Lot Size (acres)  1.54 AC

Size of Proposed New Building (square feet)

Number of Proposed New Units/Lots

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.

Signature of Property Owner’s Authorized Agent

Signature of Property Owner

For Ralph L. Huber Trust

Council workshop: Aug. 9
Council hearing: Aug. 23
Section 27 Township 12 North, Range 1 East

Scale 1 Inch = 100 Feet

N½ Block 22 Plat "A" LOGAN FARM

Tenth North Street

Tenth North Street

Seventh East Street

Second East Street