CITY OF LOGAN, UTAH
ORDINANCE NO. 18-17

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 six (6) properties in the Ellis Neighborhood and as specifically
identified in Exhibit A, as attached, are hereby zoned from Commercial (COM) to Mixed Use
(MU)

SECTION 3: This ordinance shall become effective upon publication.

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

AYES: Anderson, Bradfield, Jensen, Atten, Simmonds
NAYS: None
ABSENT: None

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 September, 2018.

Chairman Thomas C. Jensen

MAYOR’S APPROVAL OR DISAPPROVAL

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

Holly Daines, Mayor
EXHIBIT A

Meatpacking District
607 West 200 North

Subject Property
607 W 200 N
PROPOSED ZONE = MU

Legal Description —— 2018 ———

05-062-0007 Acres: 4
Legal Description: BEG 5.06 CH N OF SW COR LOT 8 BLK 36 PLAT A LOGAN FARM SVY, N 29 RD SE'LYALG S R/W OF OSLRR TO PT 42 RD E OF BEG W 13.3 CH W 6.7 CH TO BEG CONT 4 AC SEC 33 T 12N R 1E

05-062-0008 Acres: 3.88
Legal Description: PT LOT 8; BEG AT THE SW COR LOT 8 BLK 36 PLAT A OR E LOGAN FARM SVY N 5.06 CNE 6.7 CH S 4 CH ON SEC LINE W 6.8 CH TO BEG 3.88 AC

05-062-0029 Acres: 0.45
Legal Description: BEG 13.5 CH W OF A PT 2.5 CH S OF NE COR LOT 8 BLK 36 PLAT A OR E LOGAN FARM SVY S 2.5 CH E'LY ALG IRRIG DITCH 4 CH NW'LY ALG S LINE OSLRR TO BEG NW/4 33 T 12N R 1E

05-062-0031 Acres: 1.6
Legal Description: BEG 0.25 CHS N OF A PT 9.5 CHS W OF SE COR LOT 8 BLK 36 PLAT A LOGAN FARM SVY W 3.5 CH N 4.65 CH TO DITCH SE'LY ALG DITCH TO PT N OF BEG S 4.57 CH TO BEG NW/4 SEC 33 T 12N R 1E CONT 1.6 AC

05-062-0032 Acres: 1.2
Legal Description: BEG 203.5 FT W OF NE COR LOT 1 BLK 36 PLAT A LOGAN FARM SVY W 228 FT S 192.5 FT E 294.5 FT SE'LY 168 FT X 16.5 FT NW'LY 378 FT TO BEG W 274 FT R/W 1.25 AC NW/4 SEC 33 T 12N R 1E BEG 9 CH W OF A FT .25 CH N OF SE COR OF LOT 8 BLK 36 PLAT A LOGAN FARM SVY N 4.62 CHS TO W LINE OF R/W OF OSLRR; SE'LY ALG W LINE OF R/W TO A PT .25 CH N OF S LINE OF LOT 8 & TO A PT & OF BEG W 5 CH TO BEG NW/4 SEC 33 T 12N R 1E CONT 1.20 AC

05-062-0033 Acres: 8.72
Legal Description: BEG 7.38 CH E OF NW COR LOT 1 BLK 36 PLAT A LOGAN FARM SVY S 9.40 CH TO ROAD E 11.07 CH TO W LINE OF LOGAN CITY R/W ONE IN A N W NELY DIREC TO A PT 294.5 FT E OF A PPT 192.5 FT S OF A PT 432.5 FT W OF NE COR LOT 2 SD BLK W 294.5 FT W 192.5 FT W 6.00 CHS TO BEG NW/4 & SW/4 SEC 33 T 12N R 1E 8.72 AC
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: August 15, 2018
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #18-17

Summary of Planning Commission Proceedings

Project Name: Meatpacking District Rezone
Request: Official Zoning Map Amendment
Project Address: 607 West 200 North
Recommendation of the Planning Commission: Approval

On Aug. 9th, the Planning Commission recommended that the Municipal Council approve the Meatpacking District Rezone project that amends the Official Zoning Map.

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

Attachments:
Staff Report
Ordinance #18-17
Planning Commission Meeting Minutes from Aug. 9, 2018
Project Slides
Project #18-029
Meat Packing District Rezone
Located at 607 W. 200 N.

REPORT SUMMARY...
Project Name: Meatpacking District Rezone
Proponent/Owner: Chris McKay / Eliason Packing Company
Project Address: 607 West 200 North
Request: Rezone from COM to MU
Current Zoning: Commercial (COM)
Date of Hearing: August 9, 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 19.25 acres of property located at 607 W. 200 N. (TIN# 05-062-0033; -0032; -0031; -0029; -0008; -0007) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

| North: | COM: Mobile Home Park | East: | NR6: Residential Use |
| South: | CS: Commercial Uses   | West: | COM: Commercial Uses |

REQUEST
The proponent is requesting to rezone six parcels that total approximately 19.25 acres of property from COM to MU. The applicant has indicated to staff that he intends to develop a horizontal mixed-use project on the site. Five of the parcels are vacant with the one eastern parcel containing five (5) structures. The structure types range from industrial meat processing buildings to small agricultural barns and sheds. An old abandoned railroad spur, that is now owned by the City of Logan, runs along the eastern border and creates a sweeping curved boundary line. Because of this railroad border, the only street frontage is along 200 North. 400 North “dead-ends” into the northwest portion of the rezone site. The street frontage along 200 North is approximately 750 feet. The land is relatively flat and primarily consists of grass fields. The land appears to have areas of high water-table and/or wetlands near the center.

GENERAL PLAN
The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Commercial Service (CS). Commercial Service areas are described as being designations that fill the need between industrial and commercial land uses. CS areas provide locations for light manufacturing, construction support and commercial service industries.

The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid-out in a compact fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage re-development, especially in areas that have old or out dated one-story shopping centers.

LAND DEVELOPMENT CODE
The Land Development Code (LDC) allows for up to 30 residential units per acre of land in the MU zone. It allows for a “horizontal” mixed use pattern, which does not require every building to contain ground floor commercial and upper story residential, but does specifically require both commercial and residential uses to be established on the project site. The MU zoning regulations do not specify where and how much commercial space is required. The ratios and
commercial placement requirements would be approved during the Design Review Permit process. The MU zoning district permits a wide range of commercial uses that include, but are not limited, restaurants, offices, retail, hospitality and personal commercial services. The current zoning designation of COM does not allow horizontal mixed-use buildings or projects.

ZONING HISTORY
From 1950-1999 the property was zoned M1, which is a manufacturing or industrial zoning district. From 2000-2018 the property was zoned CG/COM, which are both general commercial zoning districts.

SUMMARY
Given the proximity to existing single family residential areas to the east and north and the light manufacturing areas to the west and south, a multi-family mixed-use project would act as a buffer between these two incompatible land use areas. With the additional railroad right-of-way along 600 West, the impacts to the single-family areas to the west would be minimal. A large comprehensive project on this site can be designed in a better manner than that of smaller piece-meal projects, and would result in improved traffic circulation, consolidated usable open space and strategic commercial/residential interfacing.

This location which is immediately adjacent to Logan City's grided core offers better mobility and transportation choices for future residents. This location, considered and infill project, also efficiently utilizes infrastructure and surrounding utilities as compared to outer fringe areas (sprawl) that excessively burden the transportation and infrastructure networks with poor logistics, higher vehicle miles driven and lengthier pipes and lines required to be connected and installed.

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 7/29/18, posted on the City’s website and the Utah Public Meeting website on 7/22/18, and noticed in a quarter page ad on 8/1/18, and a Public Notice mailed to property owners within 300’ were sent on 7/23/18.

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 for mixed use developments because of commercial areas to the west and south and residential areas to the east and north.
2. The subject property can fulfill the purpose of the General Plan and Land Development Code by providing commercial services and residential opportunities in core areas with infrastructure and utilities nearby.
3. The subject property is in an area that is considered efficient infill and will offer better and more transportation options with nominal strain on the transportation network.
4. The proposed MU zoning designation along with future review and approval of Design Review Permits with sufficient open space, parking, walkable layout and landscaping will ensure neighborhood compatibility.
Meatpacking District
607 West 200 North

Subject Property
607 W 200 N

PROPOSED ZONE = MU
Meatpacking District
607 West 200 North

Subject Property
607 W 200 N
Current Zoning = COM

Planning Commission
Aug. 9, 2018
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, August 9, 2018. Chairman Price called the meeting to order at 5:30 p.m.

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

**Commissioners Excused:** David Butterfield, Regina Dickinson

**Staff Present:** Mike DeSimone, Kymber Housley, Debbie Zilles, Jeannie Simmonds (Council Liaison), Bill Young, Mayor Holly Daines

Mayor Daines expressed appreciation for Chairman Price’s years of service on the Planning Commission.

Minutes from the July 26, 2018 meeting were reviewed. Commissioner Goodlander moved that the minutes be approved as submitted; seconded by Commissioner Ortiz and approved unanimously.

**PUBLIC HEARING**

**PC 18-029 Meatpacking District [Zone Change] Chris McKay/Eliason Packing Company, authorized agent/owner, request a zone change of 19.25 acres from Commercial (COM) to Mixed Use (MU) located at 607 West 200 North; TIN 05-062-0007;0008;0029;0031;0032;0033.**

**STAFF:** Mr. DeSimone reviewed the request to rezone six parcels that total approximately 19.25 acres of property from Commercial (COM) to Mixed Use (MU). The applicant intends to develop a horizontal mixed-use project on the site. Five of the parcels are vacant with the one eastern parcel containing five (5) structures. The structure types range from industrial meat processing buildings to small agricultural barns and sheds. An abandoned railroad spur, that is now owned by the City of Logan, runs along the eastern border and creates a sweeping curved boundary line. Because of this railroad border, the only street frontage is along 200 North. 400 North dead-ends into the northwest portion of the rezone site. The street frontage along 200 North is approximately 750’. The land is relatively flat and primarily consists of grass fields and appears to have areas of high water-table and/or wetlands near the center.

Given the proximity to existing single-family residential areas to the east and north and the light manufacturing areas to the west and south, a multi-family mixed-use project would act as a buffer between these two incompatible land use areas. With the additional railroad right-of-way along 600 West, the impacts to the single-family areas to the west would be minimal. A comprehensive project on this site can be designed in a better manner than that of smaller piece-meal projects, and would result in improved traffic circulation, consolidated usable open space and strategic commercial/residential interfacing. The location is immediately adjacent to Logan City’s gridded core and offers better mobility and transportation choices. Considered an infill project, it efficiently utilizes infrastructure and surrounding utilities as compared to outer fringe areas (sprawl) that excessively burden the transportation and infrastructure networks with poor logistics, higher vehicle miles driven and lengthier pipes and lines required to be connected and installed.
PROPOSPENT: Chris McKay is under contract to purchase the property. His understanding is there is a 99’ right-of-way that will connect to 400 North. There is no specific plan now; the request for the zone change is to allow for possible development options.

PUBLIC: Dan Jensen owns two homes on 300 North. He is concerned with traffic in the area, which is already very congested. The west side of town seems to be ignored by the City and already has quite a bit of low-income housing.

Ted Lundberg, lives on 500 West, agreed with Mr. Jensen about the concern with traffic. 200 North and 600 West are the main arteries to access the business industrial area. He would like to know if there are plans to help alleviate traffic.

Dave Bindrup owns Reed’s Precision Machine Shop, which has been there for 20 years. The business operates 24 hours and he is concerned that if housing is allowed to go in, he does not want it to curtail his ability to do business.

COMMISSION: Chairman Price noted that the Future Land Use Plan (FLUP) and the current use of the property is a quasi-commercial/industrial area. A change to mixed-use zoning could include high-density housing, which might introduce questions about the existing infrastructure and whether it could support that type of development. The Commission needs to consider possible impacts related to a change of the zone. Mr. DeSimone said, depending on the type of project, there may need to be a traffic impact study completed. Mixed-use allows 30 units/acre with a possible density bonus of an additional 10 units/acre for vertical mixed use. The rectangular shape of the parcel makes it more challenging, however, from a service standpoint it is adequate. A good mixed-use project could provide a good transition from residential to commercial.

Chairman Price noted that this may encourage further requests for zone changes in the area as it continues to develop. There is a need to recognize that these types of changes can produce circumstances that can build upon themselves. Mr. DeSimone pointed out that the City has very little vacant multi-family areas and the current market demand is pushing for this type of housing. Chairman Price said mixed-use needs to have commercial support.

Commissioner Goodlander asked about connecting 400 North if the City owned the right-of-way to the east. Mr. DeSimone explained the City owns the right-of-way on the curb; a road will be required to be put in as part of the development process. Commissioner Goodlander asked if the City had considered access from 300 North (between 600 West and the railroad tracks). Mr. DeSimone said there would be no access from that point because of the railroad tracks. The railroad is very restrictive on access to their right-of-way.

Commissioner Goodlander asked if there were plans to widen 600 West. Mr. DeSimone said there is if it is warranted. He reminded the Commission that these are project level issues that will be handled during the design review. A traffic impact study will likely be required. In terms of noise from surrounding industrial uses, a deed notification will be added to the plat indicating that homes are located next to an industrial area.

Mr. DeSimone pointed out that Commercial and Mixed-Use both allow 30 units/acre with similar allowable uses, one of the main differences is that Commercial requires vertical mixed-use.

Commissioner Goodlander is concerned with how a project will interface with what is already there, she would be more comfortable allowing a change if there was a definitive site plan. Mr. DeSimone agrees, however, noted that the challenge is that the developer can always change and/or sell the property. The Commission must consider the merits of the change based upon what range of uses that are allowable in the zone.
Commissioner Ortiz said both Commercial Service and Mixed-Use would allow potentially 570 new residential units; approximately 2,000 people (based on 30 units/acre). He asked what the main differences between the two zones would be? Mr. DeSimone said Mixed-Use encourages a diversity of uses within a project with an emphasis on residential and smaller, retail-type of commercial. Commercial, although residential uses are allowed, is more for larger, general types of commercial uses. Both zones are similar, however, have a different scale/scope. Roads, parking and open space will have to be considered during the development phase.

Chairman Price noted that Mixed-Use was designed to serve as a transition between residential and commercial areas. Mr. DeSimone pointed out The Riverwoods as a good example of horizontal mixed-use encouraging a pedestrian environment. Chairman Price said the creation of the Mixed-Use designation was purposeful and meant to provide for that type of self-supporting environment.

Commissioner Nielson agreed with the concerns related to traffic and that the businesses in the area not be affected. He would like to eventually see a signalized intersection at 400 North, 1000 North and 1400 North. He is comfortable with the request for a rezone now knowing the Commission will be able to review a specific development when it is proposed.

Commissioner Newman said Mixed-Use allows for horizontal development, which allows for separate commercial and housing. He understands Mr. Bindrup's concern and believes that established businesses should not be restricted due to urbanized sprawl.

Mr. DeSimone outlined the setbacks for Chairman Price. The Commercial zone has a 10’ front and rear with 8’ sides with a starting building height of 40’ (increased based on step back requirements); Mixed-Use has 0-10’ front, 10’ rear and 5’ side setbacks with a 58’ primary building height.

Commissioner Ortiz said, although this might be challenging, it also provides an opportunity for a successful comprehensive project. Chairman Price agreed and noted that the City needs to find ways to incentive good projects.

MOTION: Commissioner Nielson moved to forward a recommendation of approval to the Municipal Council for a zone change as outlined in PC 18-029 with the findings for approval as listed below. Commissioner Newman seconded the motion.

FINDINGS FOR APPROVAL
1. The location is compatible for mixed-use developments because of commercial areas to the west and south and residential areas to the east and north.
2. The property can fulfill the purpose of the General Plan and Land Development Code by providing commercial services and residential opportunities in core areas with infrastructure and utilities nearby.
3. The property is in an area that is considered efficient infill and will offer better and more transportation options with nominal strain on the transportation network.
4. The Mixed-Use zoning designation, along with future review and approval of Design Review Permits, and with sufficient open space, parking, walkable layout and landscaping will ensure neighborhood compatibility.

Moved: Commissioner Nielson  Seconded: Commissioner Newman  Approved: 5-0
Yea: Goodlander, Newman, Nielson, Ortiz, Price  Nay: Abstain:

WORKSHOP ITEMS for August 9, 2018
✓ PC 18-030 Michelle’s Munchkin Care [Conditional Use Permit]

Meeting adjourned 6:15 p.m.
Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of August 9, 2018.

Michael A. DeSimone
Community Development Director

David Butterfield
Planning Commission Vice-Chairman

Russ Holley
Senior Planner

Debbie Zilles
Administrative Assistant
STATE OF UTAH
COUNTY OF CACHE, ss

On this 12th day of September, 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:
09/06/2018

Jennifer Birch, Principal Legal Clerk

Subscribed and sworn to before me on this 12th day of September, A.D. 2018

Laurie Jackson, Notary Public

My Commission expires 10/18/2019
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 18-029 Meatpacking District [Zone Change] Chris McKay/Eliason Packing Company, authorized agent/owner, request a zone change of 19.25 acres from Commercial (COM) to Mixed Use (MU) located at 607 West 200 North; TIN 05-062-0007;-0008;-0029;-0031;-0032;-0033.**

The Municipal Council is tentatively scheduled to hold a **workshop on Tuesday, August 21, 2018** and a public hearing on **Tuesday, September 4, 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](http://www.loganutah.org) for more information.

*published 7/22/18 (H.J.)*
APPLICATION FOR PROJECT REVIEW

Planning Commission  □ Land Use Appeal Board  □ Administrative Review

Date Received: 7-3-18
Received By: -
Receipt Number: -
Zone: COM
Application Number: PC18-029

Type of Application (Check all that apply):
- Design Review
- Conditional Use
- Subdivision
- Zone Change
- Administrative Design Review
- Code Amendment
- Appeal
- Variance
- 4950 Design Review
- Administrative Review
- Other

PROJECT NAME: Meatpacking District

PROJECT ADDRESS: 607 W 200 N Logan, Utah

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

MAILING ADDRESS: 759 E 180 N Vineyard, Utah 84058
EMAIL ADDRESS: chrismckay@gmail.com

PROPERTY OWNER OF RECORD (Must be listed)
Eliason Packing Company

MAILING ADDRESS: 607 W 200 N Logan, Utah
EMAIL ADDRESS: 

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)
Property to be re-zoned to Mixed Use (From Commercial)

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

Total Lot Size (acres): 19.25
Size of Proposed New Building (square feet):
Number of Proposed New Units/Lots:

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.

Council workshop: Aug. 21
Council hearing: Sept. 4
pl. BLK. 36, PLAT "A" LOGAN FARM SURVEY