CITY OF LOGAN, UTAH
ORDINANCE NO. 18-23

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 Woodruff Neighborhood and as specifically
identified in Exhibit A, as attached, are hereby zoned from Neighborhood Residential (NR-6) to
Mixed Residential Transitional (MR-9)

SECTION 3: This ordinance shall become effective upon publication.

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

AYES: Anderson, Jensen, Olsen, Simmon
NAYS: Bradford
ABSENT: Wire

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 18 day of December, 2018.

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 18 day of
December, 2018.

Holly Daines, Mayor
EXHIBIT A

Meadow Creek Subdivision Rezone
Approx. 2200 South 1500 West

Logan City Council ORD# 18-09
Dec. 4, 2018

Cache County Tax Parcels:

03-005-0053
03-005-0004
03-005-0057
03-005-0054
03-005-0062
03-005-0061
03-005-0002
03-005-0046

approx. total 34 acres
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 26, 2018  
FROM: Russ Holley, Senior Planner  
SUBJECT: Ordinance #18-23

Summary of Planning Commission Proceedings

Project Name: Meadow Creek Subdivision Rezone  
Request: Official Zoning Map Amendment  
Project Address: 2200 South 1400 West  
Recommendation of the Planning Commission: Denial

On Nov. 8th, the Planning Commission recommended that the Municipal Council deny the Meadow Creek Rezone project that amends the Official Zoning Map.

Planning Commissioners vote (6-1):
Motion: R. Dickinson  
Second: E. Ortiz  
recommend denial:, R. Dickinson, T. Nielson, D. Newman, R. Croshaw, E. Ortiz, S. Goodlander  
recommend approval: D. Butterfield  
abstain: none

Attachments:
Staff Report  
Ordinance #18-23  
Planning Commission Meeting Minutes from Nov. 8, 2018  
Project Slides
REPORT SUMMARY...

Project Name: Meadow Creek Subdivision Rezone
Proponent/Owner: Visionary Homes / DHI Builders LLC
Project Address: 1500 West 2200 South
Request: Rezone from NR-6 to MR-9
Current Zoning: Neighborhood Residential Traditional (NR-6)
Date of Hearing: November 8, 2018
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend denial to the Municipal Council for a Rezone of approximately 34 acres of property located at approximately 1500 West 2200 South (TIN# 03-005-0061; -0002; 0053; 0004; 0057; 0062; -0046; -0054.) from Neighborhood Residential Traditional (NR-6) to Mixed Residential Transitional MR-9).

REQUEST

The proponent is requesting to rezone approximately 34 acres (8 parcels) north of 2200 South and west of 1600 West from NR-6 to MR-9. This area was annexed into the City in 2005 and previously approved as the Spring Creek Village PUD Subdivision in 2007. Spring Creek Village had only the first phase constructed, with some of the lots later being re-platted differently than the original design. Subsequently in 2014, the 80-lot Meadow Creek Subdivision was approved but a final plat was never recorded and has since expired. This area contains a pond (Spring Creek Reservoir) and the Spring Creek waterway that defines the northern border of the project site. A second ditch/canal traverses the site to the southwest corner. The area is generally flat and currently used for agricultural purposes.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this area as Detached Residential (DR). DR areas are described as being designated for single family residential homes built at 4-6 units per acres. New development must create traditional neighborhood character with homes oriented towards streets with front porches. Subdivision streets should create block patterns similar to that of historic Logan neighborhoods. Mixed Residential (MR) areas are described in the General Plan as areas being designed to provide a range of housing options for all stages of life. Structures in MR will range from small single-family homes to townhomes and apartments.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) describes the NR-6 zone as being Logan’s most established residential areas. Detached single-family homes are permitted at no more than six (6) dwelling units per acre and with 6,000 SF minimum lot sizes. The MR-9 zone is described as allowing a mix of detached and attached housing structures. This zone will also provide a transition between commercial and higher density residential areas to lower density single-family zones. The MR-9 zone allows attached housing units (townhomes) at a maximum density of nine (9) units per acre of land.
ZONING HISTORY
In 2005, this property was zoned Agriculture. In 2007, the zoning was changed to SFT. In 2012 the property was zoned NR-W and in 2014 to the present it has been zoned NR-6.

SUMMARY
Considering the location of this property and comparing the future land use designations, current developments and approved projects within a ¼ mile radius, single-family detached homes are significantly outnumbered by multi-family attached and mobile home units. (approximately 700 multi-family units, 250 mobile/manufactured homes & 200 single family homes). The expired Meadow Creek Subdivision approved in 20014 would have added 80 single family home sites, but this proposal is for that same property. The FLUP indicates this area as detached single-family land uses. There are additional MR areas identified on the FLUP near 1000 West and 2200 South for future multi-family housing possibilities.

The MR-9 zone allows attached housing at a maximum of nine (9) units per acre of land. When considering rezone applications, the entire range of development possibilities should be anticipated. If the entire 34 acres where to be developed with multi-family attached housing at maximum densities, it would create over 300 units. Given the adjacent proximity to the existing homes within the Spring Creek Village phase one and the fact that this area would not be considered a transitional zone as explained in the LDC, staff would recommend against this proposal.

AGENCY AND CITY DEPARTMENT COMMENTS
No comment.

PUBLIC COMMENTS
Several phone calls and one written comment has been received from area residents, all of which have expressed concerns or opposition to the rezone proposal. A copy is attached for your review.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 10/28/18, posted on the City’s website and the Utah Public Meeting website on 11/01/18, and noticed in a quarter page ad on 10/21/18, and a Public Notice mailed to property owners within 300' were sent on 10/8/18.

RECOMMENDED FINDINGS FOR DENIAL
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 not considered a transitional area between higher and lower intensity land uses.
2. The subject property was never identified in the General Plan and Land Development Code as an area for future multi-family development or MR zoning.
3. The existing single family residential homes in the vicinity are anticipating additional single-family uses not multi-family uses.
Meadow Creek Subdivision Rezone
Approx. 2200 South 1500 West

Proposed Rezone to MR-9

Logan City Council ORD# 18-23  Dec. 4, 2018
Subject Property

Current Zoning = NR-6
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, November 8, 2018. Chairman Butterfield called the meeting to order at 5:30 p.m.

**Commissioners Present:** David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Dave Newman, Tony Nielson, Eduardo Ortiz

**Staff Present:** Mike Desimone, Russ Holley, Amber Pollan, Kymber Housley, Debbie Zilles, Paul Taylor, Tom Dickinson, Jeannie Simmonds (Council liaison)

Minutes from the October 25, 2018 meeting were reviewed. Commissioner Croshaw moved the minutes be approved as submitted; seconded by Commissioner Newman. Approved unanimously.

**PUBLIC HEARING**

**PC 18-041 Meadow Creek Subdivision**

**Rezone [Zone Change]**

Visionary Homes LLC/DHI Builders LLC, authorized agent/owner, request a zone change from Neighborhood Residential to Mixed Residential (MR-9) on approximately 33 acres located at 2200 South.

**STAFF:** Mr. Holley reviewed the request to rezone approximately 34 acres (8 parcels) north of 2200 South and west of 1600 West from NR-6 to MR-9. This area was annexed into the City in 2005 and previously approved as the Spring Creek Village PUD Subdivision in 2007. Spring Creek Village had only the first phase constructed, with some of the lots later being re-platted differently than the original design. In 2014, the 80-lot Meadow Creek Subdivision was approved, but a final plat was never recorded and has since expired. This area contains a pond (Spring Creek Reservoir) and the Spring Creek waterway that defines the northern border of the project site. A second ditch/canal traverses the site to the southwest corner. The area is generally flat and currently used for agricultural purposes.

Considering the location of this property and comparing the future land use designations, current developments and approved projects within a 1/4-mile radius, single-family detached homes are significantly outnumbered by multi-family attached and mobile home units (approximately 700 multi-family units, 250 mobile/manufactured homes, and 200 single-family homes). The expired Meadow Creek Subdivision would have added 80 single-family home sites. This proposal is for that same property. The Future Land Use Plan (FLUP) indicates this area as detached single-family land uses. There are additional MR areas identified on the FLUP near 1000 West and 2200 South for future multi-family housing possibilities.

The MR-9 zone allows attached housing at a maximum of nine (9) units per acre of land. When considering rezone applications, the entire range of development possibilities should be anticipated. If the entire 34 acres were to be developed with multi-family attached housing at maximum densities, it could create over 300 units. Given the adjacent proximity to the existing homes within the Spring Creek Village Phase 1 and the fact that this area would not be considered a transitional zone as explained in the Land Development Code (LDC), staff would recommend denial of this request.

**PROPOPHENT:** Jeff Jackson, with Visionary Homes, has a strong passion for this project. As the Valley continues to grow, they have looked at opportunities for smart growth. This request is not for townhomes and density is not the end goal. The objective is to create a good community design
with zoning utilized as a tool to accomplish that. The original project was a Planned Unit Development (PUD) which is no longer available; Neighborhood Residential (NR-6) as it is currently zoned does not work or allow for the flexibility needed for this project, therefore, they are requesting a change to Mixed Residential (MR-9). The plan includes open space and trails. He pointed out that the 34 acres being considered X the square footage and minus the 20% road reduction (considering that there is no open space requirement in the NR-6 zone) equals a net square footage of 1.1 million, which would allow for 197 lots (at 6,000 SF) which theoretically could net 160-170 lots. Using the same equation with 4,000 SF lots and a 20% open space requirement provides 888,000 acres of development which equates to approximately 222 lots. The open space cost x $3.00/SF minimum is offset by the profits from the additional 25 lots. Developers often put money back into open space, amenities and features. He pointed out that Amber Fields is similar to what would be done in the NR-6 zone. This property, however, has some amazing natural features that they would love to take advantage of; the MR-9 zone would allow for clustering and would provide 12.5 acres of open space. There is not much difference between a 6,000 SF lot and a 4,000 SF lot from a building standpoint. The goal is to work around the natural resources, amenities and features, especially the Spring Creek reservoir. The proposal is to have 3,000' of walking trails (.64 miles). They are willing to put deed restrictions in place (restricting development to single-family, detached homes). The flexibility of MR-9 provides for more design options.

PUBLIC: Glen Baer, lives on Johnson Ridge Lane, said Mr. Jackson "paints a good picture", however, things happen and there is a good chance it will change. One of his biggest concerns is the traffic. In 2007 when a development project was first approved, there were going to be 204 homes put in, most households have at least two vehicles, which could result in 400+ trips in and out of the area. Increasing the zone to MR-9 could increase that to over 600 trips per day. The current road system cannot handle that type of traffic. 2200 South intersects with the highway on an angle and there is only one egress to the subdivision. Johnson Ridge Lane is still a private road. He questioned whether Visionary Homes would be responsible for developing 1600 West, which, if not developed it would not be a viable alternative/solution. He recommended a traffic impact study be done to determine the viability of the roads. Plans for a light at 3200 South may help, a possible light at 2600 South would certainly help. If this property is rezoned to MR-9 and the property is sold, development could go down into the pond area. The roads in the original subdivision are only 25' wide, which makes travel difficult, especially with on-street parking. He encouraged the City to carefully consider the road/traffic issues before any type of development is approved.

Frank Schofield, Logan City School District Superintendent, said his concern is not only with the potential density, but also the type of homes. If the zone is changed, there is no guarantee that this project will be developed. Home ownership in Logan is only 45%, which has a detrimental effect and creates challenges for the neighborhood, community relations and the schools. High-density developments are generally rentals and do not provide long-term stability. He would like to see more stability to help promote community health and welfare.

Ed Jensen submitted a letter to the Commission prior to the meeting. He lives west off 1600 West and advised that there is a lot of traffic along the road. Travel from 1800 South to 1000 West during peak times is almost impossible. Accessing the highway from 2200 South, with the high speeds on the highway, is dangerous. The City needs to be realistic about transportation concerns. The traffic load on 1600 West continues to increase. Another element to consider is the canal. He is a shareholder in the Spring Creek Irrigation Company; when the area was originally being considered for development, there was an assurance that the existing canal would be re-routed and the road would be based on the top of the piped canal. The canal company owns easements on both sides of the canal and was not interested in that plan. Mr. DeSimone said this issue would be handled during the subdivision phase, tonight's discussion is only about the rezone request. Mr. Jensen said another concern is the existing pump station is not adequate, it often gets plugged.
Kara Hilden reiterated concerns regarding traffic. Every developer that has been interested in the property has assured residents that Johnson Ridge will not be used, however, it is continually being used and it makes it quite difficult.

Luke Rashall echoed concerns relative to traffic and said the sewer pump needs to be re-done so it is efficient and it should be maintained by the City.

COMMISSION: Commissioner Newman asked (based on the proposed design) how the residents on the west would access the open space area on the east without having to go all the way around the development. Mr. Jackson said City sidewalks would be utilized and there will be two entrances into the trail system; the project would be developed in phases.

Mr. Jackson confirmed for Chairman Butterfield that the proposal is only for single-family, detached housing (cottage-style community like Daybreak in Utah County) with a price point approximately $230,000-$250,000.

Chairman Butterfield advised that the Commission is only empowered to make a recommendation to the City Council regarding the request for a zone change. Many of the specific concerns that have been discussed tonight will need to be addressed later. The Commission is interested in the concerns, and they will need to be handled, whether this property is rezoned or not.

Tom Dickinson, Public Works representative, advised that the concerns highlighted tonight are certainly legitimate, however, cannot be adequately addressed at this point.

Mr. Housley, the City Attorney, explained that a deed restriction could be placed on the property, limiting it to only single-family detached housing.

Chairman Butterfield asked why the same concept (trails and open space) could not be achieved in the NR-6 zone. Mr. Housley said it could be done, however, lots would have to be given up. The reason for the request to MR-9 is to allow for clustering homes close together, thus allowing more usable, open areas. NR-6 zone does not allow for a clustering layout.

Mr. Housley confirmed for Commissioner Goodlander that there would be no difference in road requirements between NR-6 and MR-9; roads are based on use and must be all the applicable requirements.

Commissioner Croshaw said the Meadow Creek subdivision (4 years ago) had a plat that addressed 80 lots in NR-6 and this proposal is for 160+ lots. Mr. Jackson said the original design chose to break up the acreage differently. From a mathematical standpoint, there could be up to 197 lots. Visionary has a layout, based on 6,000 SF lots, which has 160 lots. The original designed used a traditional, front-load layout. The NR-6 allows for alleys and courtyards, which is an option that would make the 160-lot design possible. Mr. Holley pointed out that the Meadow Creek proposal in 2014 was not the entire 34 acres. It was based on a smaller footprint.

Commissioner Croshaw likes the idea of open space and is a bit concerned with the number of units that could potentially be put in. Even with a deed restriction, he would be leery about rezoning the property, with the possibility of another type of development going in.

Commissioner Newman noted that this property does not lend itself to well-balanced development. The open space is off to the side, and if it is done in phases, the green space would not be developed first. If something goes wrong, the open space may never go in. Mr. DeSimone said this concern could be handled at the subdivision phase. The issue at hand is what zone is appropriate for this property, regardless of the proposed plan that was presented by Mr. Jackson.
Commissioner Nielson does not like setting a precedent for a deed restriction. The applicant should present the idea with a specific restriction in place, rather than the Commission requesting and/or crafting one.

**MOTION:** Commissioner Dickinson moved to **recommend denial** to the Municipal Council for a rezone as outlined in PC 18-041 based on the findings for the denial as listed below. Commissioner Ortiz seconded the motion.

**FINDINGS FOR DENIAL**
1. The location is not considered a transitional area between higher and lower-intensity land uses.
2. The property was never identified in the General Plan and Land Development Code as an area for future multi-family development or MR zoning.
3. The existing single-family residential homes in the vicinity are anticipating additional single-family uses, not multi-family uses.

**Moved:** Commissioner Dickinson  **Seconded:** Commissioner Ortiz  **Approved:** 6-1

**Yea:** Croshaw, Dickinson, Goodlander, Newman, Nielson, Ortiz  **Nay:** Butterfield  **Abstain:**
November 29, 2018

City of Logan
Attn: Russ Holley
290 North 100 West
Logan, Utah 84321

VIA EMAIL: russ.holley@loganutah.org

RE: MEADOW CREEK REZONE MATERIALS

Dear Russ:

Sincerest thanks for taking some time to meet with us earlier this week to discuss our plans for the Meadow Creek property, including our desire to obtain a rezone from NR-6 to MR-9.

As we have mentioned, our application for the MR-9 zone does not stem from any desire to introduce multifamily housing into the community. I must emphasize, we are only seeking the smaller lot size (4,000 square feet) that the MR-9 zone allows for detached housing.

I have attached for the city council’s review the following exhibits:

1. Exhibit A: This concept assumes the current NR-6 zoning. Depicted are 154 single family lots, each of them at least 6,000 square feet.

2. Exhibit B: This concept assumes the MR-9 zoning designation. Depicted are 143 single family lots, each of them at least 4,000 square feet.

3. Exhibit B-1: This is the MR-9 concept with existing landscaping/topography

4. Exhibit C: This is a Warranty Deed that we are willing to record as a condition of the city’s granting of the MR-9 zone to this project. This creates covenants and restrictions that run with the property, and ensures that Visionary, and any successor to Visionary, may only build single family units, and that the community will substantially follow the design set forth in the MR-9 concept attached to the Warranty Deed.

Please note: The MR-9 concept does not use the smaller lot sizes in order to cram more lots into this community. Indeed, under our MR-9 concept, there are fewer lots than under the NR-6. Instead, we desire to dedicate roughly twelve acres of the property to open space and trails that will add to the connectivity that Logan City is striving for.
In short, our MR-9 concept represents the kind of planning that accomplishes Visionary’s and the City of Logan’s shared goals: sustainable, well-planned growth that promotes connection, community investment and wellness. And as the proposed Warranty Deed demonstrates, we are willing to take measures that ensure that the character of this project will not change after the rezone is granted.

We look forward to meeting with the City Council to discuss this project. Meantime, please let us know if you require any additional information.

Sincerely,

VISIONARY HOMES

Jeff Jackson, Manager
EXHIBIT B
143 LOTS @ 4,000 SF
12 ACRES OPEN SPACE

LOGAN PROPERTY
Ironwood Construction, 89 East 2000 North North Logan, Utah
EXHIBIT “C”
FORM OF WARRANTY DEED
[ATTACHED]
VISIONARY HOMES 2018, LLC, a Utah limited liability company, Grantor of 50 East 2500 North, Suite 101, North Logan, Utah 84341, hereby CONVEYS AND WARRANTS to VISIONARY HOMES 2018, LLC, a Utah limited liability company, Grantee of 50 East 2500 North, Suite 101, North Logan, Utah 84341 for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the following described tracts of land in Cache County, State of Utah:

Cache County Tax Parcels:

<table>
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<th>Parcel Number</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>03-005-0053</td>
<td>0.28</td>
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<td>03-005-0004</td>
<td>7.55</td>
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<td>03-005-0057</td>
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<td>03-005-0002</td>
<td>6.06</td>
</tr>
<tr>
<td>03-005-0046</td>
<td>0.86</td>
</tr>
</tbody>
</table>

Total Acres: 33.85 acres

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Grantor hereby declares that all of the above Property shall be held, sold, conveyed, and occupied subject to the following covenants, conditions and restrictions (CCRs). These (CCRs) are for the purpose of protecting the value and desirability of the Property. These (CCRs) shall be construed as covenants of equitable servitude, shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each successor thereof and to the benefit of Logan City.

2. The Property may be subdivided consistent with Logan City Zoning Ordinances and with these CCRs.

3. Reference is made to that certain Logan City Ordinance 18-23 and accompanying map (collectively, the “Ordinance”), copies of which are attached hereto as ATTACHMENT 1. This Warranty Deed is executed and recorded as a condition of the City of Logan’s approval of the Ordinance.

4. The subdivision layout and design shall be substantially similar to the concept set forth on ATTACHMENT 2, to which the City of Logan has agreed.

5. A maximum of 150 detached, single family dwellings (houses) may be built on the Property; such lots and configurations of lots, subdivision or other development shall be in accord
with then existing Logan City Ordinances, and lots may not be resubdivided to create or allow for more than 150 single family detached dwellings. The minimum lot size shall be 4,000 square feet.

6. There is no limit on accessory buildings or amenities to be built in the future on the Property, so long as it is in accord with then existing Logan City Ordinances.

7. If, in the future, the Property is rezoned from the MR9 Zone to a higher density zone, then these CCRs shall be null and void.

8. Absent a change in zoning to higher density as provided in paragraph 5, only Logan City and Grantor (or its successors and assigns), jointly, can change or alter these CCRs.

9. Grantor has agreed to these CCRs in consideration of Logan City’s approval of a rezone of the Property from NR6 to MR9.

DATED this _____ day of __________, ______.

VISIONARY HOMES 2018, LLC

By: ____________________________________________

Its: ____________________________________________

STATE OF UTAH )

: ss.

County of Cache )

On the _____ day of __________, 20____, personally appeared before me ________________, the signer of the within instrument, who duly acknowledged to me that he is the Manager for VISIONARY HOMES 2018, LLC, and that in that capacity he executed the same.

NOTARY PUBLIC
ATTACHMENT I

CITY OF LOGAN, UTAH
ORDINANCE NO. 18-23
[ATTACHED]
Cache County Tax Parcels:

03-005-0053
03-005-0004
03-005-0057
03-005-0054
03-005-0062
03-005-0061
03-005-0002
03-005-0046

approx. total 34 acres
ATTACHMENT 2

CONCEPT
[ATTACHED]
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 18-041 Meadow Creek Subdivision Rezone** [Zone Change] Visionary Homes LLC/DHI Builders LLC, authorized agent/owner, request a zone change from Neighborhood Residential to Mixed Residential (MR-9) on approximately 33 acres located at 2200 South 1400 West; TIN 03-005-0061;-0062;-0053;-0004;-0057;-0062.

The **Municipal Council** is tentatively scheduled to hold a workshop on **Tuesday, November 20, 2018** and a public hearing on **Tuesday, December 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.
APPLICATION FOR PROJECT REVIEW

Planning Commission  □ Land Use Appeal Board  □ Administrative Review

Date Received: 10-8-18
Received By: DZ
Receipt Number: 512444
Zone:"
Application Number: PO 18-041

Type of Application (Check all that apply):
- Design Review
- Conditional Use
- Subdivision  □ Zone Change
- Variance  □ 4350' Design Review
- Code Amendment
- Appeal
- Administrative Design Review
- Other

PROJECT NAME
Meadow Creek Subdivision Rezone

PROJECT ADDRESS
2200 South 1400 West, Logan, Utah

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)
Visionary Homes 2018, LLC
MAILING ADDRESS
50 East 2500 North Ste. 101 N. Logan UT 84341
EMAIL ADDRESS
janet@visionaryhomes.com

PROPERTY OWNER OF RECORD (Must be listed)
DHJ Builders, LLC
MAILING ADDRESS
791 Michie Lane Midway UT 84049 - 6739
EMAIL ADDRESS

DESCRIPTION OF THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Including as much detail as possible - attach a separate sheet if needed)
Requesting MR-9 Zoning.

Total Lot Size (acres)
@ 33 acres +/-
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.

Signature of Property Owner

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner's Authorized Agent

Council workshop: Nov. 20
Council hearing: Dec. 4
Civil

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 27th 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:
12/22/2018

__________________________, Principal Legal Clerk
Jennifer Birch

Subscribed and sworn to before me on this 27th day of December, A.D. 2018

__________________________, Notary Public
Laurie Jackson
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 18, 2018.

ORD. 18-22 - An ordinance approving a vacation of Public
Utility Easements between Parcels 05-107-0029 and 05-107-
0030 in the Westfields Subdivision Phase 2 located at
approximately 100 South 1200 West in Logan, Utah.

ORD. 18-23 - An ordinance approving a zone change:
Visionary Homes, authorized agent/owner, from
Neighborhood Residential to Mixed Residential on
approximately 33 acres located at 2200 South 1400 West,
Meadow Creek Subdivision in Logan, Utah.

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 22, 2018

Ref. No. 1849679