CITY OF LOGAN
ORDINANCE NO. 99-127

AN ORDINANCE AMENDING THE ZONING MAP 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 as shown on the map or maps entitled "Amendment #223 to the Zoning Map of Logan City, Utah," and the following property is hereby zoned from Multi-Family Medium (MFM) to Commercial General (CG), as follows:

TIN #05-042-0019, 0039, 0054
Also identified as 3.04 acres at 175 West 1000 North owned by J. C. and Thelma Jacobsen.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS 15th DAY OF December, 1999.
AYES: Berg, Hardee, Pearce, Allred, Thompson
NAYS: None
ABSENT: Nine

ATTEST:

Lois Price, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 15th day of December, 1999.

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby Approved this 15th day of December, 1999.

Douglas B. Thompson, Mayor
APPLICATION FOR PROJECT REVIEW
& PLANNING COMMISSION □ BOARD OF ADJUSTMENT

FOR CITY USE ONLY

Date received: 3/31
Received by: J.S.
Receipt #: 99-043
Zone:
Application #: 99-043

Type of application (Check all that apply):
PC: □ Subdivision □ Conditional Use □ Design Review □ Zone/Text Change □ Amendment
BOA: □ Variance □ Rezone to PD □ Boundary Line Adjustment

Project Name: Unknown at this date
Bridgeland Plaza Expansion

Property Address:
Approx. 175 West 1000 North, Logan UT
County Plat ID Number: 0098.0051

Contact Person:
J.C. Jacobsen by Doug Jacobsen
Daytime Phone: 752-5595

Mailing address, City, State Zip:
1083 1/2 North Main, Logan, UT 84321
Alternate Phone/Fax

Applicant (if different):

Mailing address, City, State Zip:

Property owner of record (if different):
Joseph C and Thelma T Jacobsen

Phone Number:

Property owner of record (if different):

Mailing address, City, State Zip:

Describe the proposed project as it is should be presented to the Planning Commission or Board of Adjustment:

Request Rezone to Commercial From MFM to CG

and design approval of a 3,000 sf retail building. See plans for details.

Lot size in acres or sq. ft.:
13.04 Acres

Number of dwelling units / lots:
Unknown

I certify that the information contained in this application and supporting plans is correct and accurate.
Signature of applicant: J.C. Jacobsen

I certify that I am the record owner of the subject property and that I consent to the submittal of this
Signature of owner (if different): Thelma T Jacobsen

Use additional pages if necessary. You must provide the Commission or Board with enough information to make an informed decision.

The Commission has directed Staff to continue projects if the application is not complete.
Staff Report for the Planning Commission meeting of November 18, 1999

PC Docket #99-043 Design Review and Rezoning proposed by J. C. Jacobsen for a new 10,000 square foot building at Bridgerland Plaza and a rezoning from Multi-Family Medium (MFM) to Commercial General (CG). Tax ID #05-042-0039, 0054.

Project name: Bridgerland Plaza Expansion

Project address: 175 West 1000 North

Request: Design Review for a 10,000 square building

Current zoning: MFM, CG

Proposed zoning: Change MFM to CG

Staff recommendation: Recommend approval of rezone

Conditionally approve the design review

PROJECT

The proponent is seeking design approval of a new 10,000 square foot addition to the Bridgerland Plaza shopping complex at 1000 North and Main Street. The proposed addition will be located off 1000 North at approximately 175 West, on the west side of Ivy Place. In addition, there is a 3.04 acre undeveloped parcel immediately to the west of the proposed building site for which the property owner is requesting a rezone from Multi-Family Medium (MFM) to Commercial General (CG) in order to accommodate an expansion of the Plaza in the near future to include offices.

SITE DESCRIPTION

The subject property is undeveloped and generally level. Both pieces have some utilities installed in place. There is an existing access on 1000 North at approximately 150 West. The site proposed for rezoning is also undeveloped.

North: Hanford Park condos and commercial
East: Ivy Place, Bridgerland Plaza existing area, and proposed Cache Valley Shopping Center power center
West: Reflections apartments
South: Mixed commercial and multi-family

AGENCY AND DEPARTMENT COMMENTS

Comments were received from:
Public Works
Light and Power
Environmental Health
Industrial Pre-Treatment
Logan Transit  
Fire Department

No comments received from:  
Logan Police  
Utah Department of Transportation  
Cache Metropolitan Planning Organization

No comments receive require discretionary action of the Planning Commission.

PUBLIC COMMENTS

Notices were mailed to 71 property owners within 300 feet of the subject property. At the time the Staff Report was prepared, no comments were received by the Department of Community Development.

DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

Design

The proposed new building currently is designed to match the existing development at Bridgerland Plaza. The proponent indicates that the developers of the property to the west may submit a different design, but at this stage, a match with the existing development would be consistent with prior Commission approvals. Landscaping is proposed to meet code, but a final landscape plan has not been submitted. The City, property owner, and owner of Ivy Place will work together to complete landscaping on the west side of Ivy Place’s site with landscaping that will be part of this project.

Access

The subject property has one existing access on 1000 North which needs to be shifted slightly to the east to accommodate this new building. Additionally, a service drive is proposed west of the building with access on 1000 North. The Street Superintendent and Director of Community Development met with the property owner onsite and find that the second service access is acceptable as long as it is signed for “service and delivery vehicles only.”

Rezoning

The property owner wishes to expand the Bridgerland Plaza with potential office or mixed use development to the west along 1000 North. The Administration recommends the Commission recommend approval of the zone change request. The Administration would like to see commercial development expanded laterally from Main Street. With the new expansion of the Cache Valley Plaza to the east, this will again help move commercial and traffic off the Main Drive.

Signage
No signage is proposed. Permits are required for all signs. The project has its maximum number of pole and monument off building signs at this time.

**STAFF RECOMMENDATION**

Two motions are needed:

- Staff recommends that the Planning Commission approve a motion to conditionally approve PC Docket #99-043 Design Review proposed by J. C. Jacobsen for a new 10,000 square foot building at Bridgerland Plaza. Tax ID #05-042-0054.

- Staff recommends that the Planning Commission approve a motion to recommend that the Municipal Council approve Docket #99-043 Rezoning proposed by J. C. Jacobsen for a rezoning from Multi-Family Medium (MFM) to Commercial General (CG). Tax ID #05-042-0039.

**RECOMMENDED CONDITIONS OF APPROVAL**

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval and shall be binding upon the proponent as modifications to the approved project.

2. The proposed project shall be constructed, developed, used, and occupied in conformance with the revisions imposed by the conditions of the project approval.

3. No site development activities, including grading, clearing, or vegetation removal shall commence until an executed copy of the Record of Decision signed by the property owner has been filed with the City.

4. Failure to comply with any conditions of approval shall void the permit and require a new Planning Commission hearing.

5. All improvements shall be constructed in substantial conformance with approved site plan.

6. The proponent is responsible to ensure that all construction is appropriately inspected by the Building Inspection Division through timely scheduled inspections. Failure to obtain an inspection or to continue construction beyond points of inspection may result in an enforcement action by the Chief Building Official. Such action may include and is not limited to:
   a. Issuance of a stop work order
   b. Filing of a complaint with the State Department of Commerce against the contractor licenses
   c. Requirements for inspection by x-ray or by removing any covering or demolition of construction occurring beyond the point of inspection.
7. The proponent shall ensure that the contractor has current copies of the approved plans and amendments to plans onsite at all times during construction.

8. All physical construction shall conform to the approved building plans.

9. The project shall not be used or occupied, including placement of inventory into the structure, until a Certificate of Occupancy has been issued by the City.

10. Prior to the issuance of a building or grading permit the Chief Building Official shall receive a written memorandum from each of the following departments or agencies indicating that its requirements have been satisfied:
   a. Logan Fire Department
   b. Department of Public Works
   c. Department of Environmental Health
   d. Industrial Pre-treatment Division
   e. Logan Light and Power

11. Improvements shall meet City of Logan requirements for quality, performance, or other requirements as established in the City of Logan “Public Works Standards and Specifications” as approved by the Director of Public Works.

12. No work shall be undertaken within the public right-of-way without a permit issued by the City of Logan for City right-of-way or Utah Department of Transportation for work within the State right-of-way.

13. Prior to the issuance of a building permit, commencement of any site work including grading, grubbing, and removing of vegetation on the project site, the Director of Community Development shall review and approve a revised landscape plan meeting the requirements of Title 17 of the Logan Municipal Code.

14. Prior to the issuance of a certificate of occupancy, the Director of Community Development shall approve the installation of landscaping in conformance with the approved landscaping plan. Landscaping which is required to be installed between November 1 of one year and May 1 of the following year may be satisfied by improvement security in conformance with Title 17 of the Logan Municipal Code to guarantee the installation of landscaping and irrigation systems for the project.

15. The subject property shall not be subdivided for purposes of sale, lease, or finance, without obtaining approval from the City through an appropriate application process.

16. Prior to the construction of the <improved><new> driveway access, the property owner shall enter into an access agreement with the City Engineer.

17. Signs have not been reviewed as a component of this permit and require separate and full compliance with Title 17, Logan Municipal Code, Land Development. This design permit does not inure any entitlements for signs on the site.
RECOMMENDED FINDINGS

1. The proposed project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.

2. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17, Logan Municipal Code, "Land Development", the City of Logan "Public Works Standards and Specifications", and the requirements of various departments and agencies.

3. The proposed project is consistent with the goals and policies of the Logan General Plan.

4. The proposed project conforms to the requirements of Title 17 of the Logan Municipal Code, Land Development.

5. The proposed project is compatible with existing neighborhood land uses and zoning.

6. The proposed project is compatible with the neighborhood and will enhance and improve neighborhood character.

Respectfully submitted,

[Signature]

Erik Jay Toll
Director of Community Development
Prepared: November 12, 1999
Memorandum

To: Brandi Clement
From: Mike Mecham
CC: Mike Mecham & Kim Nate
Date: 11/08/99
Re: Bridgerland Plaza Expansion, PC#99-043

The Public Works Department has received an application for the referred project, and have the following comments and recommendations.

1. No additional access onto 1000 North.

2. Drainage & Detention plan required. Submit Drainage calculations with construction drawings.

3. Construct Sidewalk on 1000 North frontage.

4. Industrial pretreatment may be required depending on the type of use.

5. Irrigation to have backflow protection.

Mike Mecham,

City of Logan Engineer
specifications and can be trenched with phone and cable upon approval from the Light Department.

3. Developer shall be responsible for any secondary connections, including lugs, in transformer (de-energized equipment only).
4. The developer shall be responsible for transformer pad and ballards.

3. The final plat map shall be submitted with all owner, lien-holder, beneficiaries of easements, and public utility signatures appropriately notarized (where required) and affixed to the original vellum or mylar. The City Engineer, upon approval of the final plat map, shall obtain necessary City signatures and shall cause the plat map to be recorded with the Cache County Recorder.

4. Prior to the submittal of the plat map, the Director of Community Development shall receive a signed and notarized copy of any deed covenants, conditions, or restrictions to be imposed upon the subdivision. Following approval of the covenants, conditions, and restrictions, the Director of Community Development shall forward the original copy to the City Engineer for recordation with the plat map.

5. The final plat map shall include the following information in the "Planning Commission Approval" Certificate: "This subdivision, entered into City Records as Planning Commission Docket #99-077, was heard before the Commission in a public hearing on the 18th day of November, 1999, and was approved in substantial conformance with the requirements and design shown upon this plat map. Signed, __________, Eric Jay Toll, AICP, Director of Community Development."

6. Prior to the submittal of the final plat, the City Engineer shall receive an executed original copy of the Development Agreement for the subdivision.

7. Prior to the recordation of the final plat map a shared parking agreement shall be submitted and approved by the Director of Community Development.

[Moved: Mr. Ward Seconded: Mr. Kartchner Passed: 5, 0]
Yea: Ward, Kerr, Hooper, Kartchner, Box

CONSENT ITEM
Tape 1A
99-043 BRIDGERLAND PLAZA EXPANSION. Design Review and Rezone. J.C. Jacobsen, owner/applicant, requests design review of a new 5,000 sq. ft. retail building and a rezone from Multi Family Medium (MFM) to Commercial General (CG) of 13.04 acres at approx. 175 West 1000 North. TIN#05-042-0019, 0039, 0054.

COMMISSION: Mr. Kartchner asked if there could be a mixed zone of some residential and commercial for the area. Staff said this could be possible.

Tape 1A
MOTION: Moved to approve the project with the conditions as listed below.

[Moved: Mr. Kerr Seconded: Mr. Ward Passed: 5, 0]
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On the ___ day of ___, 1999, personally appeared before me, Jean Willmore, who being first duly sworn, deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

LEGAL NOTICE
TO CONSIDER
REZONE LOGAN
MUNICIPAL COUNCIL

The Logan Municipal Council will hold public hearings to reconsider the following rezone proposals:

1. BRIDGERLAND PLAZA EXPANSION.
   Rezone:
   Proposal to rezone 3.04 acre parcel at 175 West 1000 North from Multi-Family Medium (MFM) to Commercial General (CG) is requested by J.C. Jacobsen, owner/applicant.
   TIN#05-042-0019, 0039, 0054.

2. LE RUISSEAU SUBDIVISION. Rezone to Combining Zone:
   Proposal to rezone previously approved 11 lot Planned Unit Development (one lot being common area) containing 2 acres to the Single Family Traditional Planned Development (SFT-PD) Combining District at approx. 612 East 200 North owned by Helen Leyrer is requested by Rod Anderson, applicant. TIN#06-083-0010.

Public hearings will be held before the Logan Municipal Council on Wednesday, December 15, 1999 not before 6:15 p.m. in the Council Chambers, 255 N. Main, Logan, UT.

Lois Price
City Recorder
Publication Date: December 1, 1999.
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 7th day of January, 2000, A.D. 2000,
personally appeared before me Jean Willmore, who being first duly sworn,

deposes and says that she is the Chief Clerk of the Cache Valley Publishing Co., publishers of The Herald Journal,a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

... LEGAL NOTICE ...

LEGAL NOTICE

SUMMARIES of ordinances amending the Logan Municipal Code, 1989, are as follows:

1. ORD. 99-123. An ordinance amending the Zoning Map of Logan City was passed December 1, 1999 adopting Amendment No. 223 rezoning 1.45 acres at 670 Park Avenue, owned by Kevin and Tamara Coleman, and identified as Tax ID No. 02-058-0008, 0071 from SFR (Single Family Residential) to SFR-PD (Single Family Residential Planned Development District).

2. ORD. 99-124. An ordinance amending the Zoning Map of Logan City was passed December 1, 1999 adopting Amendment No. 222 rezoning 1.56 acres at 800 East Mountain Road, owned by Lisa Udy and Joanne Hansen, and identified as Tax ID No. 06-097-0023 from SFR (Single Family Residential) to SFR-X (Single Family Residential Existing Lot Combining District).

3. ORD. 99-127. An ordinance amending the Zoning Map of Logan City was passed December 15, 1999 adopting Amendment No. 223 rezoning 3.04 acres at 175 West 1000 North, owned by Joseph C. and Theila Jacobsen, and identified as Tax ID Nos. 05-042-0019, 0039, 0054 from MPM (Multi-Family Medium) to CG (Commercial General).

4. ORD. 99-129. An ordinance amending the Zoning Map of Logan City was passed December 15, 1999 adopting fill and hunting withing landfills limits, unless authorized. These ordinances are effective upon publication. Full texts of these ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 255 N. Main, Lois Price, Recorder Publication Date January 7, 2000.

CYNTHIA K. FULTON
320 West 1330 North
Logan, Utah 84341
My Commission Expires September 7, 2003

COUNTER Signature
Notary Public

Notary Public

My Commission Expires September 7, 2003