CITY OF LOGAN
ORDINANCE NO. 99-25

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 #213 to the Zoning Map of Logan City, Utah," and the following property is hereby zoned from MFV (Multi-Family Very High) to CG (Commercial General):

(See Exhibit "A" attached hereto)

Also described as a property on the north side of 1400 North from 200 to 600 East. Parcels are identified on the County Tax Records as: TIN #04-085-0027,-0030, -0061, -0062-0068,-#04-086-0015, -0018, #04-142-0001, -0002, -0003.

SECTION 2: This ordinance shall become effective upon publication.

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 23 day of February, 1999.

Janice Pearce, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby APPROVED this 24 day of


Daryl E. Thompson
University Village Rezone

* Area designated for rezone from MFV to CG

Pinecrest Shopping Center

1400 N

Cache Valley Mall

Logan Pointe Apts

Logan Regional Hospital

University Village

Logan Nursing

future site of Lee's Market

Public (USU)

Residential zoning
REPORT SUMMARY...
Request: Rezone from MFV (Multi-Family Very High) to CG (Commercial General).
Address: North side of 1400 North Street from 200 East to 600 East.
Existing Zoning: MFV (Multi-Family Very High).
Proposed Zoning: CG (Commercial General).
Recommendation: Approve.

PROPOSED PROJECT
The proponent and the City of Logan request a Zone Change for the area along the north side of 1400 North from 200 East to 600 East Streets.

PC#99-002:
The proponent appeared before the January 14, 1999 Planning Commission meeting to request Design Review for the 14.28 acre University Village project spanning the north side of 1400 North from 400 East to 600 East. Due to the type of land uses associated with the project (retail and medical office), a Zone Change was also requested from MFV (Multi-Family Very High) to CN (Commercial Neighborhood). The Administration requested the Planning Commission consider the entire area for CG (Commercial General) zoning.

The Planning Commission moved to approve a motion to Conditionally Approve PC#99-002, contingent upon the approval of the Zone Change by the Municipal Council. (Passed: 4,0.) TIN #04-086-0007, -0014, -0017, and -0019.

PC#99-005:
The rezone of this area from 400 East to 600 East to Commercial General would create an isolated block of commercial zoning. At the request of the Administration, during the January 28, 1999 meeting of the Planning Commission, the City of Logan initiated a Zone Change of the remaining parcels located between existing commercial zoning at 200 East and the University Village site. This would form a continuous strip of commercial zoning along 1400 North from 600 West to 600 East.

The Planning Commission moved to approve a recommendation for Zone Change to the Municipal Council. (Passed: 5,0.) TIN #04-085-0027, -0030, -0061, -0062, -0068; #04-086-0015, -0018; #04-142-0001, -0002, -0003.

The project has now moved to the Municipal Council for approval of the Zone Change.

ATTACHMENTS
Please find the following attached:
1) Staff Report to the Planning Commission for University Village and 1400 North Commercial Rezone.
3) Plat maps of the subject property.
PC#99-002 DESIGN REVIEW AND ZONE CHANGE FOR UNIVERSITY VILLAGE

REPORT SUMMARY...
Request: Design Review approval and Zone Change for a two-phase retail complex in northern Logan.
Address: 1400 North, from 400 East to 600 East.
Zoning District: MFV (Multi-Family Very High).
Proposed Zone: CG (Commercial General).
Staff Recommendation: Conditional Approval.

PROPOSED PROJECT
The proponent is requesting Design Review approval of a two-phase retail complex at 1400 North and 600 East. Design Review approval is requested for the overall site plan and Design Review of buildings in Phase 1 of the project.

Zone Change:
The site is currently zoned MFV (Multi-Family Very High). A Zone Change is requested by the proponent from MFV to CG (Commercial General) from 400 East to 600 East along the north side of 1400 North Street. Administration is requesting that the area from 200 East to 400 East be included.

Site Plan:
Design Review is requested for the overall University Village site plan. The retail complex consists of a 44,385 square foot anchor tenant with an additional 3,460 square feet for expansion; four buildings designated as retail shops (Shop 1 - 7,540 square feet, Shop 2 - 5,134 square feet, Shop 3 - 12,000 square feet and Shop 4 - 13,438 square feet); six freestanding pads (Pad A - 5,600 square foot restaurant, Pad B - 3,000 square foot fast food, Pad C - 6,000 square foot restaurant, Pad D - 7,000 square foot retail, Pad E - 7,500 square foot restaurant, and Pad F - 6,720 square foot office); and two medical offices (Medical Office 5 - 9,375 square feet, Medical Office 6 - 9,375 square feet).

Building Design:
Design Review is requested for the anchor tenant and Shops 1, 2, and 3 on Phase 1 of the complex. The 44,385 square foot anchor tenant will be constructed of painted split face CMU. Automatic entry doors will be centrally located with insulated glass windows and a painted steel canopy on either side. The primary building color will be brown with gold and beige accents. The canopy and roof trim will be green.

As shown on submitted building elevations, Shops 1, 2, and 3 will also be constructed of painted CMU. Large windows on the first story level will be divided by CMU columns. It is assumed that the submitted building elevations do not accurately represent the color of the buildings. The shops are shown lighter in color than the anchor tenant with beige as the primary color and green and red trim.
Setbacks:
Front setbacks for the pads along 1400 North Street measure approximately 30 feet. Side and rear setbacks for the project maintain a minimum of at least 10 feet.

Signage:
Signage is indicated on the anchor tenant and Shops 1, 2, and 3 in Phase 1. The anchor tenant shows a centrally located sign advertising, “Lee’s Market Place.” Smaller signs are located to the left and right of the main sign listing, “Photo,” “Bakery,” “Pharmacy,” and “Deli.” The retail shop buildings have a painted sign at the second story level above each building section.

Landscaping:
The proponents have worked with the Department of Community Development to come up with an approved landscape plan including 8,474 plant units for the overall site. Plant units are divided among street trees on 1400 North and 600 East Streets, landscaping around buildings, and parking aisle landscaping.

Vehicular access:
Six points of access are shown on the project: one from 400 East, three from 1400 North, one from 600 East, and an additional access for deliveries from 600 East.

Parking:
629 parking stalls are shown on the site plan.

SITE DESCRIPTION
Land use adjoining subject property:
North: Logan Nursing and Rehabilitation Center; Convergy's; North Logan.
East: Undeveloped land.
West: Mountain Vista; Peterson Chiropractic.
South: Logan Regional Hospital.

The site lies currently undeveloped.

AGENCY AND CITY DEPARTMENT COMMENTS
The Department of Community Development circulated copies of the proposed project to City departments and various State and Regional agencies. The following comments were received.

A. Public Works – contact Mike Mecham at 750-9824.
   1. Easternmost access onto 1400 North will be right turn only for both ingress and egress. Center island required at access to direct the right turn.
   2. UDOT requires that 600 East Street be built up as it approaches 1400 North Street from the North. A right turn lane is also required at the northwest intersection of 600 East and 1400 North Streets.
   3. 600 East needs water and sewer.
   4. Loop water line through project.
   5. Need drainage plan with detention
   6. Curb, gutter and sidewalk required.
   7. One master meter for complex.
B. Fire Department – contact Liz Hunsaker at 750-9995.
   1. Complex will need hydrants.

PUBLIC COMMENTS
Notices were mailed to 35 property owners located within three hundred feet of the subject property. No comments were submitted as of the date of report publication.

DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

Zone Change:
At the time of submission, the applicant requested a zone change from MFV (Multi-Family Very High) to CN (Commercial Neighborhood) along the north side of 1400 North from 400 East to 600 East.

After review, Administration determined that the more inclusive CG (Commercial General) zoning district was more appropriate along 1400 North Street due to the number of existing multi-family structures in the City of Logan. The City of Logan, representing just 52.6 percent of Cache County dwelling units, has more than 88 percent of the multi-family dwelling units in the County.\(^1\) Therefore, the area requested for zone change was expanded and now includes the north side of 1400 North from 200 East to 600 East (TIN 09-085-0027, 09-085-0030, 09-085-0072, 09-085-0068, 09-085-0068, 09-085-0061, 09-085-0062, 09-086-0017, 09-086-0007, 09-086-00019, 09-086-00014).

Building Design:
Staff believes that the design and color proposed for the anchor tenant will be an attractive foundation for the University Village project. With the similar design and construction of the retail shops, Staff believes that the coloring should also be consistent with the anchor tenant (unlike as is shown on the building elevations).

Setbacks:
Recommended setbacks for the Commercial General zoning district are as follows:
- Front, 20-50 feet
- Side, 8-20 feet
- Rear, 10-20 feet.

At an average front setback of 30 feet, an average side setback of 20 feet, and an average rear setback of 10 feet, the University Village complex is within recommended setback allowances for the CG zone.

Signage:
The proposed sign regulations for the City of Logan allow a single sign per street frontage on a commercial building. The anchor tenant shows a central sign on the front face plate and four individual signs spaced along the recessed front façade. All signage must be located on the front face plate at a maximum size of 20% of the front façade.

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\(^1\) 1997 data.
According to Section 17.36.030 of the Logan Municipal Code, a retail shop with its own exterior entrance is permitted one sign at a maximum of 20% of the front façade represented by the store.

The University Village Project will also be allowed several freestanding signs. One freestanding sign will be allowed for the overall project and may list the name of the complex and the anchor tenant. Two freestanding signs will be allowed for each of the freestanding corner pads (Pads A and E), and one freestanding sign will be permitted for the three freestanding interior pads (Pads B, C, and D). Staff wishes to note that monument signs can be permitted at staff level, pole signs must be approved at the Planning Commission level.

**Landscaping:**
The University Village project covers approximately 14.28 acres, or 622,037 square feet. Section 17.35.070 of the Logan Municipal Code requires ten plant units of landscaping per 1,000 square feet of gross land area. This calculates to a requirement of a minimum of 6,221 plant units for the University Village site. The preliminary landscape plan makes use of xeriscape multipliers to reach the total of 8,474 plant units. This includes required landscaping around buildings and parking lot landscaping.

**Vehicular Access:**
The six proposed points of access discussed above have been supported by reviewing City Departments. However, to control anticipated increases in traffic, the Public Works Department has requested controlled ingress and egress at the easternmost access onto 1400 North. Vehicles will be limited to a right turn in and out of University Village at this access point. A center island is required to direct traffic making the required right turns.

**Parking:**
The University Village project represents a total of 92,957 square feet of retail space; 19,100 square feet of restaurant space; 18,750 square feet of medical office space; 6,720 square feet of office space; and 3,000 square feet of fast food space. This results in a requirement of approximately 586 off-street parking spaces. (One per 250 s.f. retail, one per 150 s.f. restaurant dining area, one per 200 s.f. medical office, one per 300 office, one per 75 s.f. fast food dining/customer service area.) The submitted site plan shows that University Village meets and exceeds this requirement with 629 off-street parking spaces.

**RECOMMENDATION**
Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC#99-002 for a Design Review Permit and approve a motion to recommend a Zone Change sought by Bill Gaskill for University Village at 1400 North and 600 East.

**RECOMMENDED CONDITIONS OF APPROVAL**
This project is subject to the proponent or property owner agreeing to comply with the following conditions as written or as may be amended by the Planning Commission.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to the issuance of any building permits, the Municipal Council shall authorize a zone change from MFV (Multi-Family Very High) to CG (Commercial General) for TIN 09-085-0027, 09-085-0030, 09-085-0072, 09-085-0068, 09-085-0068, 09-085-0061, 09-085-0062, 09-086-0017, 09-086-0007, 09-086-0019, 09-086-0014.
3. Prior to the issuance of any building permits, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:

A. Public Works – contact Mike Mecham at 750-9824.
   1. Easternmost access onto 1400 North will be right turn only for both ingress and egress. Center island required at access to direct the right turn.
   2. UDOT requires that 600 East Street be built up as it approaches 1400 North Street from the North. A right turn lane is also required at the northwest intersection of 600 East and 1400 North Streets.
   3. 600 East needs water and sewer.
   4. Loop water line through project.
   5. Need drainage plan with detention
   6. Curb, gutter and sidewalk required.
   7. One master meter for complex.

B. Fire Department – contact Liz Hunsaker at 750-9995.
   1. Complex will need hydrants.

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

5. Prior to the installation of any signage, a sign permit shall be sought from and issued by the Department of Community Development.

6. Six hundred twenty-nine (629) off-street parking stalls shall be provided in conformance with the submitted site plan for University Village.

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

8. Landscaping shall be installed in conformance with approved landscape plan submitted to the Department of Community Development including:
   a. 8,474 plant units.

9. All landscaping shall be in place prior to use or the issuance of a certificate of occupancy. If weather prohibits completion of landscaping prior to occupancy, the Director of Community Development shall receive improvement security in conformance with Title 17 of the Logan Municipal Code to guarantee the installation of landscaping for the project. The amount of the security shall be the dollar amount established in the Code. Additionally, the property owner shall be required to sign a statement indicating that if the landscaping is not installed in conformance with the approved site plan timing requirements, the City may cause the landscaping to be installed and place lien against the subject property for the total cost of materials and labor and administrative costs. The City shall perfect its lien through foreclosure if the costs of landscape installation and administrative costs are not reimbursed to the City within thirty days of landscape installation.
RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project.

1. University Village has been revised and amended by the conditions of project approval to address the issues raised by the reviewing departments and agencies and to respond to appropriate public concerns.

2. The zone change from MFV to CG creates a contiguous strip of Commercial General zoning along 1400 North Street.

3. The zone change to Commercial General is compatible with the existing uses on the northwest corner of 1400 North and 400 East Streets.

4. University Village is consistent with the goals and policies of the Logan General Plan.

5. University Village conforms to the requirements of Title 17 of the Logan Municipal Code.

6. University Village is compatible with surrounding land uses and will enhance and improve the area character.

Respectfully submitted,

Leslie C. Clark
Planner II
Publication Date: January 8, 1999.
DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS:
At its meeting on January 14, 1999 the Planning Commission recommended a zone change from Multi-Family Very High to Commercial General for the area from 400 East to 600 East along the north side of 1400 North for the University Village project. This would create an isolated pocket of Commercial General zoning along 1400 North. In addition, the City of Logan has a current surplus of multi-family zoning districts. Logan represents a little over 52 percent of all dwelling units in Cache Valley but has more than 88 percent of County multi-family dwelling units. For this reason, the City believes that expanding the commercial zoning is appropriate along 1400 North Street. Therefore, the City of Logan is requesting a zone change to Commercial General for the remaining parcels between the existing CG zone at 1400 North and 200 East and the University Village site, forming a continuous strip of Commercial General zoning along 1400 North from 600 West to 600 East Streets.

RECOMMENDATION
Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC#99-005 for a Design Review Permit sought by the City of Logan for a Zone Change for 1400 North from 200 East to 400 East. (TIN 04-085-0027, -0030, -0061, -0062, -0068; 04-086-0015, -0018; 04-142-0001, -0002, and -0003.)

RECOMMENDED CONDITIONS OF APPROVAL
This project is subject to the proponent or property owner agreeing to comply with the following conditions as written or as may be amended by the Planning Commission.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to approval of the final plat map, the City Engineer shall receive notification from the following departments that their requirements have been satisfied:

   A. Public Works – contact Mike Mecham at 750-9824.

   B. Fire Department – contact Liz Hunsaker at 750-9995.
      1. May need to loop water line for fire protection.

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

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

1. The 1400 North Rezone has been revised and amended by the conditions of project approval to address the issues raised by the reviewing departments and agencies and to respond to appropriate public concerns.

2. The 1400 North Rezone is consistent with the goals and policies of the Logan General Plan.
3. The 1400 North Rezone conforms to the requirements of Title 17 of the Logan Municipal Code.

4. The 1400 North Rezone will create a continuous strip of Commercial General along 1400 North Street.

5. 1400 North Rezone is compatible with surrounding land uses and will enhance and improve the area character.

Respectfully submitted,

Leslie C. Clark
Planner II
Publication Date: January 20, 1999
Staff Report for the Planning Commission meeting of January 28, 1999

PC#99-005
1400 NORTH REZONE

REPORT SUMMARY...
Request: Zone change for the north side of 1400 North Street from 200 East to 400 East.
Address: 1400 North, 200 East to 400 East.
Zoning District: MFV (Multi-Family Very High).
Proposed Zone: CG (Commercial General).
Staff Recommendation: Conditional Approval.

PROPOSED PROJECT
The City of Logan is requesting a Zone Change for approximately 17 acres on the north side of 1400 North Street from 200 East to 400 East and for an additional parcel located north of the University Village project. The property is currently zoned MFV (Multi-Family Very High); the proposed zoning district is CG (Commercial General).

SITE DESCRIPTION
Land use adjoining subject property:
North: North Logan line; Devonshire Court.
East: University Village project.
West: Mountain America Credit Union.
South: Cache Valley Oxygen; undeveloped land.

The site is currently partially developed. The northwest corner of 1400 North and 400 East Streets is developed with Mountain Vista Professional Plaza, Peterson Chiropractic, and Cache Valley Vision Center. The Logan Nursing & Rehabilitation Center is located on the parcel on the east side of 400 East Street.

AGENCY AND CITY DEPARTMENT COMMENTS
The Department of Community Development circulated copies of the proposed project to City departments and various State and Regional agencies. The following comments were received.

Public Works – contact Mike Mecham at 750-9824.

Fire Department – contact Liz Hunsaker at 750-9995.
1. May need to loop water line for fire protection.

PUBLIC COMMENTS
Notices were mailed to 53 property owners located within three hundred feet of the subject property. No comments were submitted as of the date of report publication.
Minutes of the meeting for the Logan Planning Commission convened in regular session Thursday, January 14, 1999, Chair Virginia Wickwar conducting. The chair called the meeting to order at 5:30 p.m.

Planning Commissioners present were: Paul Larsen, Virginia Wickwar, Eldon Hooper, Eugene Kartchner, and Douglas Jensen

Planning Commissioners absent were: Bruce King and Karl Ward

Staff present: Eric Toll, Brandi Clement, Leslie Clark

Minutes as written and recorded from December 10, 1998 were moved to be approved by Paul Larsen and seconded by Eldon Hooper. The vote was unanimously approved.

Virginia Wickwar was nominated for office of Chair. The nomination was approved unanimously.

Paul Larsen was nominated for office of Vice Chair. The nomination was approved unanimously.

Eugene Kartchner was nominated for office of Pro Tempore. The nomination was approved unanimously.

Mr. Kartchner would like to have the access done before Chili's is started.

Mr. Kartchner said he also feels like they need to go back and look at the Master Plan. He said originally they were only supposed to be looking at rezones twice a year. Now they are just reacting instead of planning. They need to be looking at the City as a whole, not on a lot by lot basis. Mr. Toll said that the rezones being brought in are in keeping with the General Plan.

99-002 UNIVERSITY VILLAGE SHOPPING CENTER. Design Review & Rezone. Amsource, applicant, requests design review of a new 57,085 sq. ft. building and a 12,000 sq. ft. building and design review of the overall site design and a rezone from Multi Family Very High (MFV) to Commercial General (CG) of 14.28 acres at 1400 North 600 East, owned by the following property owners: Auburn Manor Holding Company/A Ca. Company-04-086-0017, Alma A. & Evelyn

STAFF: Staff summarized the report as written. Add conditions #3-c, 8

Mr. Toll said that in 1997 Logan provided 92% of the multi family units in the county.

Administration had looked at the numbers and determined that the City needs more commercial property. They also need office space. The Mayor has proposed taking out the 1400 North parcels the Commission is looking at tonight and changing those two blocks to Commercial. The City at this time is not encouraging any new rental properties.

Mr. Jensen asked if the colors of the project needed to be consistent or just compatible. Staff just wants the project to be ascetically pleasing.

Ms. Clark said that the Commission can substitute compatible.

PROONENT: Bill Gaskill said he is not ready to have the landscaping plan approved tonight because they have not had the main grocer approve the plan. They will work with the landscaping requirements.

Change 9 on the staff report to the standard landscaping requirement.

Mr. Toll said there needs to be a boundary line adjustment done.

PUBLIC: Dennis Ostermiller, planner at the Hospital, said they are very concerned about the traffic. He said the traffic will increase. Mr. Toll said they will have lights at 400 East and 600 East. Mr. Ostermiller said that will help with traffic. They have no other problems with the project.

MOTION: Move to approve the project with the conditions as listed below. The following conditions have changed from the original staff report: 2, 3-a-9, 3-c, change 8, insert #8

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to the issuance of any building permits, the Municipal Council shall authorize a zone change from MFV (Multi-Family Very High) to CG (Commercial General) for TIN 04-086-0017, 0007, 0019, 0014.

3. Prior to the issuance of any building permits, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:

   A. Public Works – contact Mike Mecham at 750-9824.
1. Easternmost access onto 1400 North will be right turn only for both ingress and egress. Center island required at access to direct the right turn.

2. UDOT requires that 600 East Street be built up as it approaches 1400 North Street from the North. A right turn lane is also required at the northwest intersection of 600 East and 1400 North Streets.

3. 600 East needs water and sewer.

4. Loop water line through project.

5. Need drainage plan with detention

6. Curb, gutter and sidewalk required.

7. One master meter for complex.


9. Street width on 600 East will be dedicated as approved by the City Engineer.

B. Fire Department – contact Liz Hunsaker at 750-9995.

1. Complex will need hydrants.

C. Transit Department

1. Add a bus pull out with a 6' X 10' concrete bench pad east of the eastern most access on 1400 North.

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

5. Prior to the installation of any signage, a sign permit shall be sought from and issued by the Department of Community Development.

6. Six hundred twenty-nine (629) off-street parking stalls shall be provided in conformance with the submitted site plan for University Village.

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

8. Retail Shops 1, 2, and 3 shall be compatible in color with the anchor tenant.

a. GET FROM LESLIE-Standard Landscape Agreement.

9. All landscaping shall be in place prior to use or the issuance of a certificate of occupancy. If weather prohibits completion of landscaping prior to occupancy, the Director of Community Development shall receive improvement security in conformance with Title 17 of the Logan Municipal Code to guarantee the installation of landscaping for the project. The amount of the security shall be the dollar amount established in the Code. Additionally, the property owner shall be required to sign a statement indicating that if the landscaping is not installed in conformance with the approved site plan timing requirements, the City may cause the landscaping to be installed and place lien against the subject property for the total cost of materials and labor and administrative costs. The City shall perfect its lien through foreclosure if the costs of landscape installation and administrative costs are not reimbursed to the City within thirty days of landscape installation.
Minutes from January 14, 1999 Planning Commission.

[Moved: Mr. Jensen. Seconded: Mr. Larsen. Passed: 4--0.]
Yea: Kartchner, Hooper, Jensen, Larsen

Moved to recommend approval to the City Council for a rezone.

Tape 1A: Counter 639
99-001 DESIGN WEST OFFICE BUILDING. Rezone & Design Review. Design West/E. Marlowe Goble, applicants, request design review of an existing 11,600 sq. ft. 2 story building (Old Anderson Mill) and a rezone of 4 parcels for a total of 7.89 acres from Multi Family Medium (MFM) to Commercial Neighborhood (CN) (Old Logan Coach and Cream of Weber Complex) at approx. 300-475 West 300 South, owned by E. Marlowe Goble. TIN#02-035-0010, 02-034-0001, 0002, 0010.

STAFF: Staff summarized the report as written.

PROPONENT: Scott Theobald, representing Design West, said they are going to rehabilitate the Old Anderson Mill. They don’t understand why it is their responsibility to maintain and replace the irrigation lines. He said they would like condition 5d to be changed so that they can increase landscaping instead of having to put in a fence. They would use the money for a fence to put in more mature landscaping.

Ms. Wickwar asked if they are going to keep the existing trees. Mr. Theobald said they are going to keep the mature trees and plantings along the canal.

Mr. Theobald said they will do away with the west trail if the neighbors do not want it.

PUBLIC: Jim Maples, said they are very supportive of this project. They own property near this and plan on doing a P.U.D. They would like to put a trail along the canal also, which would connect to these trials.

Dean Bumson, neighbor in the area, said they have been worried about previous uses for this building. They feel that Design West will fit in well with the area. He said to have these buildings utilized they need to make some changes from Multi Family Medium. He said that they would prefer not having the trail along the west so that it would not bother the neighboring property.

Mr. Bumson said they would rather have the irrigation pipe kept underground as it is.

Nadine Stienhoff said she appreciated the information received on the project. She supports the idea of having more landscaping instead of the fence. She also supports a trail along the canal along 300 West.

Cathy Hurst said the project looks like it is a good one for the area.

Tony Wagner, Design West, said he appreciates the neighbors comments.
LeRay Wilden lives right next door to the Logan Coach building. He is concerned about rezoning all of the parcels without looking at the design of the Logan Coach building, traffic and parking. He is also concerned about the irrigation to the west being maintained. There is also a well on the property.

Jay Schvaneveldt lives 3 blocks north of the property. He is concerned about the historical aspect of the property being kept.

Ms. Wickwar felt by rezoning these properties it will help them from becoming vacant. She would like to rezone the Design West parcel at this time and wait on the Logan Coach parcels until a project is brought in on them.

COMMISSION: Mr. Toll said that if there was a fence along the road it would provide a visual break to the parking lot. He said they would be willing to change condition 5d and do something like a hedge, maybe more mature landscaping.

Tape 2B: Counter000
MOTION: Move to approve the project with the conditions as listed below. The following conditions have changed from the original staff report: change 2a5, delete 2a6, change 5d, 9

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to the issuance of any building permits, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:
   a. Public Works Department — contact Mike Mecham 750-9824
      1. Curb, gutter and sidewalk repair required around property.
      2. Detention and Drainage plan is required.
      3. Agreement with canal company necessary for construction of pedestrian bridge.
      4. Upgrade of power service may be necessary. Contact Lyle Powell, 750-9945.
      5. Irrigation to be worked out with the City Engineer and the canal company.

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

4. All utilities shall be constructed and installed with the requirements of the City of Logan or the public utility provided in effect at the time of construction, or as specified in the Development Agreement.

5. Prior to the issuance of a building permit the Chief Building Official shall receive a written memorandum from the Director of Community Development indicating that a revised landscape plan has been reviewed and approved with the following changes:
   a. Minimum of 653 plant units within the project area;
   b. Botanical and common names of all landscape materials; and
   c. Landscape plan shall include a green strip or planter box between the building and the parking lot on the east side of the property.
d. There shall be appropriate screening along 200 South and 300 West from the parking lot to provide a visual break.

e. The north parking lot at the corner of 200 South and 300 West shall have a significant amount of landscaping.

6. All landscaping shall be in place prior to use or the issuance of a certificate of occupancy. If weather prohibits completion of landscaping prior to occupancy, the Director of Community Development shall receive improvement security in conformance with Title 17 of the Logan Municipal Code, to guarantee the installation of landscaping and irrigation systems for the project. The amount of the security shall be the dollar amount established in the code. Additionally, the property owner shall be required to sign a statement indicating that if the landscaping is not installed in conformance with the approved site plan timing requirements, the City may cause the landscaping to be installed and place lien against the subject property for the total cost of materials and labor and administrative costs. The City shall perfect its lien through foreclosure if the costs of landscape installation and administrative costs are not reimbursed to the City, within thirty days of landscape installation.

7. All parking spaces shall be striped in accordance with the size and specifications of the Logan Municipal Code unless otherwise approved in an alternative parking plan.

8. Prior to use or occupancy, a Conditional Use Permit for this project must be approved prior to the issuance of any building permits.

9. There shall not be a path along the west of the parking lot.

[Moved: Mr. Kartchner. Seconded: Mr. Jensen. Passed: 4, 0.]
Yea: Kartchner, Hooper, Jensen, Larsen

Moved to rezone the design west property to City Council. 02-034-0010.

[Moved: Mr. Kartchner. Seconded: Mr. Jensen. Passed: 4, 0.]
Yea: Kartchner, Hooper, Jensen, Larsen

Tape 2B: Counter 040
INITIATE REZONE. Initiate rezone to change from Multi Family Very High (MFV) to Commercial General (CG) zone at approx. 200 East - 400 East and from 1400 North - 1500 North. TIN#04-085-0030, 0072, 0061, 0068, 0027 also property above university village

Moved to initiate the rezone.

The meeting adjourned at 8:30 p.m.

Minutes approved as written and recorded on 2 tapes at PC meeting of January 14, 1999.

Eric Jay Toll
Virginia Wickwar
Minutes of the meeting for the Logan Planning Commission convened in regular session Thursday, January 28, 1999, Chair Virginia Wickwar conducting. The chair called the meeting to order at 5:30 p.m.

Planning Commissioners present were: Paul Larsen, Virginia Wickwar, Eldon Hooper, Eugene Kartchner, and Douglas Jensen

Planning Commissioners absent were: Bruce King and Karl Ward

Staff present: Eric Toll, Brandi Clement, Leslie Clark

Minutes as written and recorded from January 14, 1999 were moved to be approved by Paul Larsen and seconded by Eldon Hooper. The vote was unanimously approved.

Tape 1A: Counter 000

99-004 LOGAN COACH & DESIGN WEST OFFICE BUILDINGS. Conditional Use Permit & Design Review. Design West/E. Marlowe Goble, applicants, request a conditional use permit for the Design West & Old Logan Coach Buildings for office use in the Multi-Family Medium (MFM) zone and design review of the existing 40,000 sq. ft. Logan Coach Building and overall site design of 6.39 acres at approx. 300-475 West 300 South, owned by E. Marlowe Goble. TIN# 02-035-0010, 02-034-0001, 0002, 0010.

STAFF: Staff summarized the report as written.

PROPOONENT: Marlowe Goble said that the smoke stack will stay with the project and will not be taken down if it is structurally sound. The changes that will occur to the old Logan Coach building will only make the building look better. There are random windows on the south side that they will be changed to give the building a better look. They want to change the look of the building so that it no longer looks like a manufacturing plant. The overhead doors on the west side of the building will be removed. The aluminum paint booths on the lot will be removed. The loading dock on the south will be taken down if it is not needed to serve a purpose with the new tenants.

Mr. Goble said the paint building on the southeast will all be removed except for the one next to the stream. They would like to keep that there until they don’t need it for storage anymore. The building is structurally sound.
Ms. Clement stated that the building would have to be taken down when the parking is to put in at that area.

PUBLIC: Kathy Hurst asked when the project is going to be completed. Ms. Clement said that they have two years to get their building permits.

COMMISSION: Mr. Kartchner asked if the nursery to the east should be rezoned at this time to keep it from being spot zoned. Mr. Toll said they don’t want it rezoned at this time because they would like the parcel rezoned in the future with the office residential zone is in place.

Tape IA: Counter
MOTION: Move to approve the project with the conditions as listed below.

1. Any representations by the proponent or agent at the Planning Commission hearing shall be incorporated into the final action as conditions of approval.

2. Prior to the issuance of any building permits, the Director of Community Development shall receive notification from the following departments that their requirements have been satisfied:
   a. Public Works Department — contact Mike Mecham 750-9824
      1. Curb, gutter and sidewalk required;
      2. Detention and Drainage plan required;
      3. Coordinate all activities with canal company;
      4. Water well located to the north of the building will need to be capped and water rights shall be dedicated to the City;
      5. Crosswalk shall be provided across 400 West;
      6. Building must meet ADA requirements;
      7. Contact Lynn Miller for location of drains and clarifiers. Pretreatment may be necessary;
      and
      8. A boundary line adjustment shall be required.

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

4. All utilities shall be constructed and installed with the requirements of the City of Logan or the public utility provided in effect at the time of construction, or as specified in the Development Agreement.

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

6. Prior to the issuance of a building permit the Chief Building Official shall receive a written memorandum from the Director of Community Development indicating that a revised landscape plan has been reviewed and approved with the following changes:
   a. Minimum of 2783 plant units within the project area;
   b. Botanical and common names of all landscape materials; and
c. Intense landscaping around the parking lot at 400 West 300 South and along the most northern property line between the parking lot and the residence to the north.

7. All landscaping shall be in place prior to use or the issuance of a certificate of occupancy. If weather prohibits completion of landscaping prior to occupancy, the Director of Community Development shall receive improvement security in conformance with Title 17 of the Logan Municipal Code, to guarantee the installation of landscaping and irrigation systems for the project. The amount of the security shall be the dollar amount established in the code. Additionally, the property owner shall be required to sign a statement indicating that if the landscaping is not installed in conformance with the approved site plan timing requirements, the City may cause the landscaping to be installed and place lien against the subject property for the total cost of materials and labor and administrative costs. The City shall perfect its lien through foreclosure if the costs of landscape installation and administrative costs are not reimbursed to the City, within thirty days of landscape installation.

8. All parking spaces shall be striped in accordance with the size and specifications of the Logan Municipal Code unless otherwise approved in an alternative parking plan.

9. Prior to use or occupancy, a zoning amendment for the overall project must be approved by the Municipal Council.

[Moved: Mr. Hooper Seconded: Mr. King Passed: 6, 0]
Yea: Kartchner, King, Hooper, Jensen, Ward, Larsen

Moved to recommend approval of a rezone from Multi-Family Medium (MFM) to Commercial Neighborhood (CN) to the City Council.

[Moved: Mr. Hooper Seconded: Mr. King Passed: 6, 0]
Yea: Kartchner, King, Hooper, Jensen, Ward, Larsen

Tape IA: Counter 000
99-003 Continued to the February 11th meeting..... THE PINES APARTMENT COMPLEX. Design Review. Ty Eliason, owner/applicant, requests design review of three-fourplexes on 1.96 acres at 1039 North 800 East in the Multi-Family Very High (MFV) zone. TIN# 05-028-0015.

Tape IA: Counter 000
99-005 1400 NORTH COMMERCIAL REZONE. Rezone. City of Logan, applicant, requests a rezone from Multi Family Very High (MFV) to Commercial General (CG) of approx. 17 acres at 200 East to 400 East and 1400 North to 1500 North, owned by the following: Patricia K. Reifers, The Roman Catholic Bishop of SLC, Ralph Bair, Cache County, Johnson Real Estate Holdings, Brent Gray, Kevin Ellsworth Etux, Candace Peterson, Health Services of Logan, and U-Com Associates. TIN# 04-085-0030, 0061, 0068, 0027, 0062, 04-142-0001, 0002, 0003, 04-086-0015, 0018.
STAFF: Staff summarized the report as written. There cannot be any conditions put on a project for rezones so the conditions should be stricken from the staff report.

PROPOSENENT: Eric Toll said the zone change is to open the land up for commercial development, which is needed in the City.

PUBLIC: Ralph Bair owns one of the properties being rezone. He is supportive of this rezone. He also would like to be notified of other projects in the area. Mr. Toll stated that he didn't get notification on the University project because his property ownership has not yet been updated in the GIS system.

Douglas Jensen left the meeting at 6:45 p.m.

DeVern Gerber asked about the widening of 400 East. Mr. Toll stated that inside the City limits there will be 29 feet of asphalt. They have no plans to widen it further at this time.

Mr. Gerber asked if cultural and social event buildings are permitted in the Commercial General zone. Mr. Toll said that use would be allowable.

Jack Nixon stated that he was representing Pat Reifers. He said the Reifers approve of the rezone and they would like to discuss some more about the road right-of-ways to widen the road on 200 East. They do not want to develop their property at this time.

Mr. Nixon said that in the future there is going to be a need for more student and rental housing and the City should plan to keep some land available for that in the future. He is in favor of the rezoning of this property.

COMMISSION: The Commission felt that this rezone was a benefit to the City at this time.

Tape 1A: Counter

MOTION: Moved to recommend approval of the rezone from Multi-Family Very High to Commercial General to the City Council.

[Moved: Mr. Larsen . Seconded: Mr. Hooper . Passed: 5 , 0 ]

Yea: Kartchner, King, Hooper, Ward, Larsen

Tape 1A: Counter 000

99-006 VALLEY WEST ANNEXATION REZONE. Rezone. City of Logan, applicant, requests a rezone from Agriculture (AG) to the Industrial (IND) zone of the newly annexed land at 151 North 1000 West and 1150 West 200 North owned by W.B.I. Inc. Corporation (1.03 acres, TIN# 05-064-0025) and Jeanne Bond (2.5 acres, TIN# 05-064-0003)

STAFF: Staff summarized the report as written.

PROPOSENENT:

PUBLIC:
COMMISSION:

Tape IA: Counter

MOTION: Move to approve the project with the conditions as listed below. The following conditions have changed from the original staff report:

[Moved: Mr. Kartchner  Seconded: Mr. Hooper  Passed: 5, 0]
Yea: Kartchner, King, Hooper, Ward, Larsen

The meeting adjourned at 7:30 p.m.

Minutes approved as written and recorded on 1 tape at PC meeting of January 28, 1999.

__________________________________________
Eric Jay Toll                Virginia Wickwar
Director of Community Development  Chairman

__________________________________________
Danielle Grover
Recording Secretary
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 2nd. day of February .......... A.D. 1999
personally appeared before me ... Felicia Tepedino ....... 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

a copy of which is hereto attached, was published in said newspaper for... One (1) Issue ........
commencing ...February 1, 1999 and
ending..... February 1, 1999.

Signed: Felicia Tepedino

Subscribed and sworn to before me, the day and year
above written. Cynthia K. Fulton

Signed ........ Cynthia K. Fulton

Notary Public.


MUNICIPAL COUNCIL

The Logan Municipal Council will hold a public hearing to reconsider the following rezoning:
On January 14, 1999, the Planning Commission considered a rezone request of approximately 14.28 acres from Multi-Family Very High (MFV) to Commercial General (CG) at 1400 North from 500 East to 600 East, owned by the following property owners: Auburn Manor Holding Company / A Co. Company, Alma A. & Evely W. Huppi, LeGrand Bingham, Amsource University Village. The property is identified as TIN#04-086-0007, 0014, 0017, 0019. The Planning Commission has recommended the rezoning to the Municipal Council.
On January 28, 1999, the Planning Commission initiated a rezone request to rezone 17 acres from Multi-Family Very High (MFV) to Commercial General (CG) at 200 East to 500 East and 1400 North to 1500 North owned by the following: Patricia K. Reiters, Cache County, The Roman Catholic Bishop of SLC, Ralph Bair, Johnson Real Estate Holdings, Brent Gray, Kevin Elsworth Etux, and Candace Peterson. The property is identified as TIN#04-085-0030, 0061, 0088, 0027, 0062, 04-142-0001, 0002, 0003, 04-086-0015, 0018.

A public hearing will be held before the Logan Municipal Council on Wednesday, February 17, 1999, not before 6:15 p.m. in the Council Chambers at 255 North Main Street, Logan, Utah.

Lois Price, Recorder

Publication Date: Feb 17, 1999

[Handwritten Signature]
(Civil)
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 19th day of April, 1999, personally appeared before me, Felicia Tepedino, 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, a copy of which is hereto attached, was published in said newspaper for one (1) issue commencing April 19, 1999, and ending April 19, 1999.

Signed:

Felicia Tepedino

Subscribed and sworn to before me, the day and year above written.

Signed:

Cynthia K. Fulton
Notary Public.


[Seal of Notary Public]

Cynthia K. Fulton
Notary Public - State of Utah
320 West 1300 North
Logan, Utah 84341
Not commissioned April 7, 1997.