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 #215 to the Zoning Map of Logan City, Utah," and the following property is hereby zoned from Agricultural (AG) to Industrial (IND):

A 1.08 acre parcel at 1160 West 200 North (Weston Properties) and a 2.5 acre parcel at 156 North 1000 West (Valley Metals). Property owned by W.B.I. Inc. Corporation, TIN 05-064-0025, and Jeanne Bond, TIN 05-064-0003.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS ______ DAY OF ______, 1999.

Janice Pearce, Chair

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 ______ day of ______, 1999.

Janice Pearce, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby APPROVED this ______ day of ______, 1999.

Douglas E. Thompson, Mayor
REPORT SUMMARY...
Request: Zone Change from AG (Agriculture) to IND (Industrial).
Address: 145 North 1000 West and 1160 West 200 North.
Existing Zoning: AG (Agriculture).
Proposed Zoning: IND (Industrial).
Recommendation: Approve.

PROPOSED PROJECT
The City of Logan requests a Zone Change for a 1.03 acre parcel at 1160 West 200 North (Weston Properties) and a 2.5 acre parcel at 145 North 1000 West (Valley Metals).

At the Planning Commission meeting of January 28, 1999, the City of Logan requested a rezone from Agriculture to Industrial for two parcels at 1160 West 200 North and 145 North 1000 West. Both parcels were annexed into the City in 1998 with the landfill area annexation. The parcels were zoned AG (Agriculture) as a temporary zoning classification as outlined in the Logan General Plan. Therefore, the City requested a Zone Change to IND (Industrial) which is appropriate with surrounding zoning and existing uses on the parcels.

The Planning Commission moved to approve a recommendation for Zone Change to the Municipal Council. (Passed: 5,0).

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 Valley West Rezone.
2) Plat map of the subject properties.
3) Map showing existing zoning around 1000 West and 200 North.
4) Minutes of the January 28, 1999 Planning Commission meeting.
PC#99-006 VALLEY WEST ANNEX REZONE

REPORT SUMMARY...
Request: Zone change for two parcels from (AG) Agriculture zoning to (IND) Industrial zoning.
Address: 145 North 1000 West and 1160 West 200 North.
Zoning District: AG (Agriculture).
Proposed Zoning: IND (Industrial).
Staff Recommendation: Conditional Approval.

PROPOSED PROJECT
The City of Logan is requesting a Zone Change of 1.03 acres at 1160 West 200 North and 2.5 acres at 145 North 1000 West. The two parcels are currently zoned AG (Agriculture); proposed zoning is IND (Industrial).

SITE DESCRIPTION
Land use adjoining 1160 West 200 North property:
North: Hughes Storage; Knight Storage.
East: Jardine Petroleum.
West: Akucolor Business Park.
South: Undeveloped land.

The parcel is currently developed with Weston Properties. The site is paved with a landscape strip along 200 North Street.

Land use adjoining 145 North 1000 West property:
North: L W’s Truck Stop.
West: Undeveloped land.
South: Undeveloped land.

The parcel is currently developed with the Valley Metals business. All parcels surrounding the two subject properties are zoned either IND (Industrial) or CG (Commercial General).

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. No comments were received.

PUBLIC COMMENTS
Notices were mailed to 13 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
Both parcels were annexed into the City of Logan in 1998 with the zoning classification of Agriculture. The Logan General plan designates the AG (Agriculture) zoning district as a temporary zoning district when lands are annexed into the City. Therefore, the City of Logan is requesting a zone change from Agriculture to IND (Industrial) to correspond to the uses located on the two parcels and to surrounding Industrial zoning.

RECOMMENDATION
Staff recommends that the Planning Commission approve a motion to Conditionally Approve PC#99-006 Valley West Annex Rezone sought by the City of Logan for a zone change from Agriculture to Industrial at 1160 West 200 North and 145 North 1000 West. (TIN 05-064-0003, 05-064-0025.)

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

1. Valley West Annex 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. Valley West Annex Rezone is consistent with the goals and policies of the Logan General Plan.

3. Valley West Annex Rezone conforms to the requirements of Title 17 of the Logan Municipal Code.

4. Industrial zoning for Valley West Annex Rezone is consistent with the existing zoning at 1000 West and 200 North.

Respectfully submitted,

Leslie C. Clark
Planner II
Publication Date: January 20, 1999
SE ¼ Section 32 Township 12 North Range 1 East

Scale 1 Inch = 200 Feet
pt. BLK. 25, PLAT "A" LOGAN FARM SURVEY
pt. BLK. 26, PLAT "E" LOGAN FARM SURVEY

STATE HIGHWAY 69

200 NORTH ST.

SEE 05-062

TAX UNIT 2
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.

PROPOSENT: 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 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 westside 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 buildings 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 1A: 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 1A: 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 1A: 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.
PROPONENT: 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: Yea, 5, No, 0]

Tape 1A: Counter 000

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. There cannot be any conditions put on a project for rezones so the conditions should be stricken from the staff report.

PROPONENT: Mr. Toll said both properties are developed. The reason the Commission did not see the annexation on them was because there was no development proposals with it. No city standards such a sewer are forced upon them. They will be hooked up to City power.
PUBLIC: Bill Bond, owner of Valley Medals, said they were in acceptance of being annexed into the City. They would not like any restrictive ordinance put on them. Ms. Wickwar said they don't expand there will be no restrictions will be put on the properties.

MOTION: Moved to recommend approval of a rezone from Agricultural to Industrial to the City Council.

[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
Director of Community Development

Virginia Wickwar
Chairman

Danielle Grover
Recording Secretary
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 2nd day of March................................................. 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 March 2, 1999 and ending March 2, 1999

Signed: Felicia Tepedino

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

Signed: Notary Public.


LEGAL NOTICE

TO CONSIDER
REZONE
LOGAN MUNICIPAL COUNCIL

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

(1) VALLEY WEST REZONE:
Proposal to rezone 1.03 acre parcel at 1160 West 200 North (Weston Properties) and a 2.5 acre parcel at 145 North 1000 West (Valley Metals) from AG (Agricultural) to IND (Industrial). Property is owned by W.B.I. Inc. Corporation, TIN 05-064-0025 and Jeanne Bond, TIN 05-064-0003.

On January 28, 1999, the Planning Commission considered the City's request for a rezone from Agricultural to Industrial for these two parcels and recommended the rezone to the Municipal Council. Both parcels were annexed into the City in 1998 and were zoned AG (Agriculture) as a temporary zoning classification. Therefore, the City requested a zone change to IND (Industrial) which is appropriate with surrounding zoning and existing land uses.

(2) HENRY'S POINT REZONE:
Proposal to rezone 40.53 acre parcel at 1400 West 600 South from AG (Agricultural) to SFT (Single Family Traditional). On June 11, 1998, the Planning Commission recommended approval of a zone change to the Municipal Council and conditionally approved a 68-lot subdivision, as sought by

proponent Blake Parker. Property is identified as TIN 02-069-0005. A public hearing will be held before the Logan Municipal Council on Wednesday, March 17, 1999, not before 6:15 p.m. in the Council Chambers at 255 N. Main Street, Logan, Utah.

Lois Price, Recorder
Publication Date: March 2, 1999.
(Civil)

PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE

On this 19th day of April A.D. 1999,

personally appeared before me Felicia Teperino, 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 April 19, 1999 and ending April 19, 1999,

Signed Felicia Teperino

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

Signed Cynthia K. Fulton

Notary Public.


Cynthia K. Fulton

Notary Public - State of Utah
320 West 1500 North
Logan, Utah 84344

Issued April 7, 1999
Expiration September 7, 1999

...LEGAL NOTICE...

SUUM: 180 200 200 200...

COMMENTS...