CITY OF LOGAN, UTAH
ORDINANCE NO. 19-13

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 “Official 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 Traditional Neighborhood Residential
(NR-6) to Mixed Residential Traditional (MR-9).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _________
THIS DAY OF ________________, 2019.

AYES:
NAYS:
ABSENT:

________________________
Jeannie F. Simmonds, Chair

ATTEST:

________________________
Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the ___ day of ________________, 2019.

________________________
Jeannie F. Simmonds, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _________________ this ___ day of
______________, 2019.

________________________
Holly Daines, Mayor
EXHIBIT A

Woodmoore Pointe Rezone
1280 West 1800 South (approx.)

July 16, 2019

Proposed Zone = MR-9

Proposed Zoning
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: July 8, 2019
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #19-13 Woodmoore Pointe Rezone

Summary of Planning Commission Proceedings
Project Name: Woodmoore Pointe Rezone
Request: Official Zoning Map Amendment
Project Address: 1280 West 1800 South (approx.)
Recommendation of the Planning Commission: Approval

On June 27, 2019, the Planning Commission recommended that the Municipal Council approve the Woodmoore Pointe Rezone.

Planning Commissioners vote (5-0):
Motion: S. Goodlander
Second: R. Croshaw
vote recommend approval: T. Nielson, R. Croshaw, R. Dickinson, S. Goodlander, J. Lucero
vote recommend denial: none
abstain: none

Attachments:
Staff Report
Ordinance #19-13
Planning Commission Meeting Minutes
Project Slides
Project #19-021
Woodmoore Pointe Rezone
Located at 1280 West 1800 South

REPORT SUMMARY...
Project Name: Woodmoore Pointe Rezone
Proponent/Owner: Visionary Homes / Gregory Anderson
Project Address: 1280 West 1800 South (approx.)
Request: Rezone from NR-6 to MR-9
Current Zoning: Traditional Neighborhood Residential (NR-6)
Date of Hearing: June 27, 2019
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for a Rezone of approximately 2.99 acres of property located at approximately 1280 West 1800 South (TIN# 03-005-0063) from Traditional Neighborhood Residential (NR-6) to Mixed Residential Transitional (MR-9).

Land use adjoining the subject property

| North: | MR-9 Multi-Family Residential | East: | NR-6 Single Family Residential |
| South: | NR-6 Single Family Residential | West: | MR-9 Multi-Family Residential |

REQUEST
The proponent is requesting to rezone approximately 2.99 acres of property from NR-6 to MR-9 with the intention of developing the property as a contiguous extension of the recently approved Woodmoore Pointe townhome project. The Woodmoore Point townhome project was approved in October of 2018 and contains 150 townhomes on approximately 17 acres. This 2.99 parcel is directly south of the Woodmoore Pointe townhome project and has limited access opportunities, sensitive lands and challenging topography. The riparian areas associated with Spring Creek and Spring Creek Reservoir cover the lower part of the 2.99-acre site, making full site development unlikely. Approximately half of the 2.99-acre site is reasonably developable and suitable for approximately 10-14 additional townhomes aligned along the extension of the currently dead-ending 1280 West street. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir from the current Trapper Park Trail.

GENERAL PLAN
The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Mixed Residential (MR). The FLUP does not distinguish between the different MR zoning districts in the General Plan. MR is described as areas that provide a range of housing options for all stages of life and levels of income. MR areas should be located near employment centers and service areas, allowing for transportation options and walk-ability.

ZONING
The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows numerous structure types, including townhomes, twin-homes and courtyard homes. Densities are limited to 9 units per acre of land and building heights are capped at 35'. Open space and outdoor space are required at 30% of the overall project site.
SUMMARY
The FLUP indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150 townhome project adjacent, this 2.99-acre area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

Based on draft Woodruff Neighborhood Plan information, the neighborhood has only approximately 6% of the total area zoned MR. The clear majority of the neighborhood land area is currently zoned NR, REC and RC with over 65%. COM and IP zoned areas make up the second largest portion of land area.

Vehicular traffic concerns have been voiced as one of the biggest issues with this neighborhood in recent Logan City public hearings. These areas, like virtually every other area in the valley, are developed in an automobile-oriented manner. This manner of development continues to exponentially impact existing infrastructure and street networks, typically resulting in costly new road-widening and signalized intersection projects. As the area continues to grow in this manner, it would be expected that additional automobile facilities will be constructed.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments.

PUBLIC COMMENTS
Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 5/13/18, posted on the City's website and the Utah Public Meeting website on 6/20/19, and noticed in a quarter page ad on 6/1/19, and a Public Notice mailed to property owners within 300' were sent on 6/6/19.

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

1. The location of the subject property is compatible in land-use with the surrounding Commercial areas to the east and MR-12 areas to the north and would be considered a logical extension of the approved adjacentively located Woodmoore Pointe townhome project.
2. The subject property can fulfill the purpose of the General Plan and Land Development Code by providing a range of housing types for all stages of life in areas that are near employment centers.
3. The subject property is in an area that can be serviced by surrounding City utilities and infrastructure.
4. The proposed MR-9 zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.
Woodmoore Pointe Rezone
1280 West 1800 South (approx.)

July 16, 2019

Proposed Zone = MR-9

Proposed Zoning
Woodmoore Pointe Rezone
1280 West 1800 South (approx.)

July 16, 2019

Future Land Use Plan
Woodmoore Pointe Rezone
1280 West 1800 South (approx.)
July 16, 2019
PUBLIC HEARING

PC 19-021 Woodmoore Point Rezone [Zone Change] VHD, LLC/Gregory Anderson, authorized agent/owner, request a rezone of ~2.99 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1100 West 1800 South to create a more comprehensive project site for the already approved Woodmoore Pointe project; TIN 03-005-0063.

STAFF: Mr. Holley reviewed the request to rezone approximately 2.99 acres of property from NR-6 to MR-9 with the intention of developing the property as a contiguous extension of the Woodmoore Pointe townhome project, which was approved in October of 2018 and contains 150 townhomes on approximately 17 acres. This 2.99 parcel is directly south and has limited access opportunities, sensitive lands and challenging topography. The riparian areas associated with the reservoir cover the lower part of the site, making full site development unlikely. Approximately half of the site is reasonably developable and suitable for approximately 10-14 additional townhomes aligned along the extension of the currently dead-ending 1280 West street. This 2.99-acre site also presents a unique opportunity for a Logan City trails network extension along Spring Creek and around the Reservoir from the current Trapper Park Trail.

The Future Land Use Plan (FLUP) indicates this area as MR and could be considered transitional, with commercial and industrial employment centers located east of the site. The single-family developments located to the south and west provide a variety of housing options and overall composition of housing supply for the neighborhood. With the recently approved 150-townhome project adjacent, the area becomes isolated and difficult to independently develop. If this area is combined with the adjacent townhome project, trail network development becomes easier to coordinate and develop with only one project design and one owner.

Based on the draft Woodruff Neighborhood Plan information, the neighborhood has only 6% of the total area zoned MR. 65% of the land area is currently zoned NR, REC and RC. COM and IP zoned areas make up the second largest portion.

Traffic concerns have been voiced as one of the biggest issues with this neighborhood in recent Logan City public hearings. These areas, like virtually every other area in the valley, are developed in an automobile-oriented manner. This manner of development continues to exponentially impact existing infrastructure and street networks, typically resulting in costly new road-widening and
signalized intersection projects. As the area continues to grow in this manner, it would be expected that additional automobile facilities will be constructed.

**PROONENT:** Dallas Nicoll, with Visionary Homes, was present to answer questions.

**PUBLIC:** None

**COMMISSION:** Commissioner Croshaw asked if there were any liability concerns regarding the area around the pond. Mr. Nicoll said he was not aware of any mitigation required for the existing pond.

Commissioner Lucero asked if there was a potential trail connection from Trapper Park to the pond area. Mr. Holley pointed out the current trail that runs between the mobile home park and the Springs subdivision and terminates at 1800 South. The plan is to continue the trail to the south. There is an extensive network of trails throughout this region.

Mr. Holley confirmed for Commissioner Lucero that the proposed townhomes would be on the north portion of the subject area. Commissioner Goodlander asked if there would be a connection to the mobile home park. Mr. Holley said there would not be a connection, nor would there be any vehicle connection to the south because of the pond.

**MOTION:** Commissioner Goodlander moved to forward a recommendation for approval to the City Council for the requested rezone as outlined in PC 19-021 with the findings for approval as listed below. Commissioner Croshaw seconded the motion.

**FINDINGS FOR APPROVAL**
1. The property is compatible in land use with the surrounding Commercial areas to the east and the MR-12 areas to the north and would be considered a logical extension of the approved, adjacently-located, Woodmoore Pointe townhome project.
2. The property can fulfill the purpose of the General Plan and Land Development Code by providing a range of housing types for all stages of life in areas that are near employment centers.
3. The subject property is in an area that can be serviced by surrounding City utilities and infrastructure.
4. The proposed MR-9 zone is limited in density, height and required to provide sufficient open space and landscaping to ensure neighborhood compatibility.

Moved: S. Goodlander  Seconded: R. Croshaw  Approved: 5-0

Yea: Croshaw, Dickinson, Goodlander, Newman, Lucero  Nay:  Abstain: