

**CITY OF LOGAN, UTAH
ORDINANCE NO. 13-33**

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 code entitled "Land Development Code, City of Logan, Utah" Chapter 17.15.080: "Specific Development Standards: Neighborhood Zones, Neighborhood Center (NC) Development Standards," is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2013.

AYES:
NAYS:
ABSENT:

Holly Daines, 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 _____, 2013.

Holly Daines, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2013.

Randy Watts, Mayor

EXHIBIT A

§17.15.080 Neighborhood Center (NC) Development Standards

...

Setbacks

Ⓐ Front (min-max)	10'-25'	6'-25'
Corner	10'-25'	6'-25'
Ⓑ Side (min)		8'
Ⓒ Rear (min)		10'

See §17.14.050 for additional setback requirements if adjacent to a residential zone.

Building Frontage

% at front setback (min)	75%
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MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 29, 2013
FROM: Amber Reeder, Community Development
SUBJECT: Tandoori Oven Neighborhood Center Code Amendment

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Tandoori Oven Expansion Code Amendment
<i>Project Address:</i>	City wide
<i>Request:</i>	Amendment to LDC to lower the front setbacks in the Neighborhood Center (NC) zone from a minimum of 10' to 6'
<i>Recommendation of Planning Commission:</i>	Denial

On April 25, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council deny a request to amend the Land Development Code to allow a minimum front yard setback of 6' in the Neighborhood Center zone. Currently a setback of 10' is required. The request for the Code Amendment was reviewed with a Design Review and Conditional Use Permit request for an expansion.

Planning Commissioners, vote (5,0):

Recommend denial: David Adams, Amanda Davis, Angela Fannesbeck, Konrad Lee, Russ Price.
Recommend denial: None.

Attachments:

Staff Report
Possible Ordinance 13-033
PC Meeting Draft Minutes (April 25, 2013)



**Project #13-009
Tandoori Oven Expansion
Code Amendment & Design Review Permit
720 East 1000 North, TIN #05-032-0017**

REPORT SUMMARY...

Project Name: Tandoori Oven Expansion
Proponent / Owner: Jatin Arora/Sham & Neelam Arora
Project Address: 720 E 1000 N
Request: Code Amendment, Design Review
Current Zoning: Neighborhood Center (NC)
Type of Action: Quasi-Judicial
Hearing Date: April 11, 2013
Submitted By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **recommend denial** of a Code Amendment to setbacks in the Neighborhood Center zone.

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for the expansion of Tandoori Oven, in the Neighborhood Center (NC) zone located at 720 East 1000 North, TIN #05-032-0017.

Current Land use adjoining the subject property

<i>North:</i>	CR: campus housing, 1000 North	<i>East:</i>	CR: campus housing
<i>South:</i>	CR: campus housing	<i>West:</i>	CR: campus housing, 700 East

REQUEST

The business at 720 East 1000 North, New Logan Market, includes an Indian restaurant, convenience store, specialty groceries, and gas station. The applicant would like to expand the building by approximately 1000 sf to allow for expansion on those uses. The proposed expansion is on the west side of the building and encroaches into the corner setback. The minimum setback is 10' and the building is proposed at a 6' setback. The applicant is requesting that the Land Development Code be modified by reducing the front yard setback from a minimum of 10' to a minimum of 6'. LDC§17.15.080 would be amended as follows:

§17.15.080	Neighborhood Center (NC) Development Standards	
...		
Setbacks		
A Front (min-max)	10'-25'	6'-25'
Corner	10'-25'	6'-25'
B Side (min)		8'
C Rear (min)		10'
See §17.14.050 for additional setback requirements if adjacent to a residential zone.		
Building Frontage		
% at front setback (min)		75%

LDC HISTORY

The Neighborhood Center (NC) zoning designation was implemented with the Land Development Code adopted in February of 2011. The previous code had a Commercial-Neighborhood zoning designation. Previous to 2011, the New Logan Market/Tandoori Oven location was zoned Multi-Family Very High (MFV) and considered a legally existing non-conforming use.

The NC zone is intended to provide a modest level of convenience-oriented commercial services to their surrounding neighborhoods. Neighborhood Center development may occur in and adjacent to residential areas so long as it is compatible with, and makes a smooth transition to, the surrounding neighborhood.

ANALYSIS

The NC zone is considered a Neighborhood Zone, along with the Neighborhood Residential zones (NRC, NRCS, NROC, NRE, NRW), Mixed Residential Medium (MRM), Mixed Residential High (MRH), Campus Residential (CR), Rural Reserve (RR), and Resource Conservation (RC) zones. The narrowest setback allowed for a front yard or corner-side yard is 10' in the Neighborhood Zone category. The Campus Residential zone initially allowed for a 0'-10' front setback but that was amended by the City in 2012 as it was found that a setback less than 10' was not consistent or compatible with a neighborhood zone. The following table lists all the zoning designations and the minimum setback requirements for comparison.

Setback Summary for Logan City Zoning Designations

LDC	Zone	Front	Corner Side	Side	Rear	Parking
Neighborhood Zones	NR zones	25'	20'	8'	10'	10'
	MRM	10'	10'	8'	10'	10'
	-opposite /adjacent to single family	25'	25'	25'	25'	25'
	MRH	10'	10'	8'	10'	10'
	-opp/adj single family	25'	25'	25'	25'	25'
	CR	10'	10'	5'	10'	10'
	-opp/adj single family	25'	25'	25'	25'	25'
	NC	10-25 (min-max)	10-25 (min-max)	8'	10'	5'
	-opp/adj single family	25'	25'	25'	25'	25'
RR	35'		8'	10'	10'	
RC	35'		8'	10'	10'	
District & Corridor Zones	TC	0-5' (min-max)	0-5' (min-max)	0-5' (min-max)	0	10'
	COM	10'	10'	5'	10'	15'
	MU	0-10' (min-max)	0-10' (min-max)	0-15' (min-max)	10'	10'
	GW	35'		15'	15'	15'
	CS	10'	10'	5'	10'	15'
	IP	20'	20'	20'	10'	30'
	AP	10'	10'	20'	10'	30'
Public	PUB/REC	30'	30'	20'	10'	30'

A setback of 6' is not consistent with the pattern of using 5' increments in setbacks or the 8' side yard standard that has been used in residential zones since zoning was established in Logan City in 1950. Staff recommends that the current requirement for a 10' front and corner-side yard setback in the Neighborhood Center zone remain in place as a reduced setback distance is inappropriate and inconsistent with the intent of Neighborhood Zones.

DESIGN REVIEW

Setbacks

The Land Development Code (LDC) requirements for setbacks in the NC zone are as follows (as measured from property lines):

- Front (min-max): 10-25 feet
- Side: 8 feet
- Rear: 10 feet
- Parking: 5 feet

The proposed building is located at the following distances (as measured from property lines, at closest points):

- Front (north): 60 feet
- Corner-Side (west): 6 feet
- Side (east): 19 feet
- Rear (south): 14 feet
- Parking: (north) 13 feet

As staff is not recommending the change to the front setback in the NC zone, a corner-side setback of at least 10' will be required. As conditioned, the project would meet the setbacks in LDC.

Site Layout

The site includes an existing building and gas station pumps and canopy originally constructed in 1985 under a Special Use Permit. There are 10 parking spaces that go along the east side of property and in front of the building.

There is currently a dumpster on the west side of the building. The applicant is proposing going to residential cans. The Environmental Department has provided comment that the proposal would not provide for adequate service. There are options to resolving the matter and the applicant will need to satisfy the Environmental Department's concerns prior to receiving building permit approval.

Automobile, Pedestrian, and Bicycle Circulation & Access

The property has two existing accesses to 1000 North, each 25' wide. There is a 50' wide access on 700 East. Building additions trigger compliance with current site access requirements. The Engineering Department is requiring that site access be brought into compliance. This would involve the consolidation of accesses to one access per frontage at approved widths. Access on 1000 North must be as far east as possible and access from 700 East must be as far south of the intersection as possible. Establishment of the new accesses will required reconstruction of curb, gutter, and sidewalk in the right-of-way adjacent to the property. The applicant will be required to receive corresponding permits for work in the right-of-way and all construction must meet Logan City Standards, including ADA requirements for sidewalks.

Open Space & Landscaping

The LDC does not have a specific requirement for landscaped and open space areas on a property in the Neighborhood Center zone. It does allow for review per the Design Review process to buffer adjacent residential properties. Twenty-five percent (25%) of the site is currently landscaping and open space. At a 10' setback, expansion on the west side of the building would result in a reduction of 200 sq ft of landscaping. This would only result in a 1% reduction of landscaping on the site. The site plan indicates hedges are proposed along the west side of property. This would provide for an adequate buffer for the property. The addition of landscaped plantings along the west side of the property and a street tree on 700 East would meet the requirements and intent of the code.

New development on an existing site also triggers required compliance with storm water retention requirements for the property. City stormwater design standards require that onsite detention and/or retention facilities be constructed. Compliance will be reviewed as part of the building permit review process.

Building Design

Proposed building materials include the continuation of the red brick façade and asphalt shingle roof. An additional storefront door and windows are shown on the north façade and additional windows on the west façade.

The LDC §17.15.080 requires 50% ground floor transparency (windows) for street-facing frontages. The west façade includes windows that provide 20% transparency. Additional transparency will be required to bring the proposal into compliance. On the north elevation, the windows and doors on the addition portion provide 32% transparency. The full façade as shown has 37% transparency. The façade on the north elevation will not be as large as indicated if current setback requirements are maintained. Staff recommends that the north elevation be in full compliance with the 50% transparency requirement. As conditioned the project meets the regulations of the LDC.

Parking

The project proposal indicates that "additional parking to be provided offsite- signage will be posted to indicate the locations of additional parking." The parking is currently legally existing, non-conforming as the restaurant and retail uses would require approximately 13 parking spaces. The addition requires approximately 5 parking spaces. There are 10 spaces on the site and one spot will be lost with the addition. There must be a provision for nine (9) additional spaces to be provided. An off-site, shared, or alternative parking plan must be submitted and approved prior to issuance of a building permit. As conditioned the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Environmental (Waste Management)
● Engineering
● Water/Cross Connection

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on March 28, 2013, and the Utah Public Meeting website on March 25, 2013. Public notices were mailed to all property owners within 300 feet of the project site on March 25, 2013. The property was posted with the Community Development Departments *Land Use Action* sign on March 27, 2013.

PUBLIC COMMENTS

As of the time this staff report, no comments had been received.

RECOMMENDED CONDITIONS OF APPROVAL OF THE DESIGN REVIEW PERMIT

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) All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
- 2) All building setbacks will meet the requirements of the Neighborhood Center zone §17.15.080.
- 3) Landscaped plantings shall be provided along the west side of the property between the addition and property line.
- 4) One street tree, species as determined by the City Forester, shall be provided along 700 East.
- 5) Transparency on the north and west elevations of the building shall be a minimum of 50% of the ground floor frontage areas.
- 6) Prior to issuance of a Building Permit, a parking plan providing for 18 total parking spaces through on-site and off-site parking shall be approved.
- 7) Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a) **Environmental- Waste Management - contact 435-716-9760**
 - i) It appears they are proposing to switch to residential carts from the 6 yd frontload dumpster they are currently using. The driver has confirmed that this dumpster is full once every week so it would require at least 12 residential carts to handle the existing volume, without taking into consideration any increase in volume related to the expansion. I'm not sure they have enough available curb space to line up that many carts up without interfering with parking in the area. The driver also confirmed that a high percentage of this volume is recyclable cardboard, which is difficult to fit into the residential carts. They are extremely limited on space and this is one of the reasons they currently don't have a cardboard recycle dumpster in addition to their refuse dumpster. This expansion will eliminate the current dumpster location and there is not another good location on site. However, one option might be to widen the

south parking stall on the east side nearest the picnic table and place the dumpster there. I will need 12 feet wide and 10 feet deep clear space to do that. Another option would be to work out an agreement to place their dumpster in the parking lot or share the dumpsters of the apartment complex next door. If they can place a cardboard recycler somewhere, it would lower their refuse volume and save them some money too. Multiple residential carts for a commercial business is not a recommended solution to this expansion.

b) Engineering—contact 435-716-9160

- i) With site redevelopment, City storm water design standards and the City's MS4 permit require that onsite detention and/or retention be constructed. Compliance will be required.
- ii) Remove and replace curb and gutter on both 1000 N and 700 E to allow one access on each street to meet the current widths allowed by code. Locate as far to East and South of intersection as possible. Reconstruct all sidewalk as required to ensure compliance with Logan City standards.

c) Water/Cross Connection – contact 435-716-9627

- i) Plans for remodel will need to show culinary piping, both existing and new. The culinary water system will need to meet current code and policy.
- ii) If installing an irrigation system, show landscape irrigation plans.

RECOMMENDED FINDINGS FOR APPROVAL FOR DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed building is compatible with surrounding land uses of the NC zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed uses are compatible with the surrounding neighborhood character as this is a Neighborhood Center commercial use.
4. The proposed use shall adequate off-street parking in conformance with Title 17.
5. The project, as conditioned, conforms to landscaping requirements in Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. The project has been amended to meet the requirements of Code and conditions of approval by City Departments.

RECOMMENDED FINDINGS FOR DENIAL OF CODE AMENDMENT REQUEST

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed amendment of a minimum 6' setback is not consistent with other Neighborhood Zone setbacks.
2. It has been found that a front yard and corner-side yard setback of a minimum of 10' is consistent and appropriate for the Neighborhood Center Zone.

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.



PLANNING COMMISSION MINUTES

Meeting of April 25, 2013

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, April 25, 2013. Chairman Simmonds called the meeting to order at 5:30 p.m.

Planning Commissioners Present: David Adams, Amanda Davis, Angela Fannesbeck, Konrad Lee, Russ Price, Jeannie Simmonds

Planning Commissioners Absent: Heather Hall

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Kymber Housley, Paul Taylor, Bill Young, Debbie Zilles, Craig Humphreys

Minutes as written and recorded from the April 11, 2013 meeting were reviewed. Commissioner Davis moved that the minutes be approved as submitted. Commissioner Adams seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 13-009 Tandoori Oven Expansion (*continued from April 11, 2013*) Conditional Use Permit, Design Review Permit & Code Amendment. Jatin/Sham Arora, authorized agent/owner, request an approximately 1,000 SF expansion/addition to the existing structure; a Conditional Use Permit requested to increase the square footage above 3,000 but not to exceed 5,000 at 720 East 1000 North in the Neighborhood Center (NC) zone; TIN 05-032-0017.

STAFF/COMMISSION: Mr. DeSimone, the Community Development Director, explained that this project has a number of different components. The question at hand is whether this expansion can take place. The Neighborhood Center zone needs to be more specific regarding whether there is a 5,000 SF threshold "per center (zone)" or "per parcel". Currently in PC 12-058 LDC §17.12.120 there is a proposal to change the language to read "*Ground floor (building(s) footprint) commercial areas shall be limited to 3,000 square feet per parcel within the Neighborhood Center and the City may authorize up to 5,000 square feet per parcel within the Neighborhood Center with a Conditional Use Permit.*"

Chairman Simmonds expressed concern with potential commercial sprawl in these neighborhoods if changed to per parcel rather than per zone. Mr. DeSimone explained that with the per parcel option, there is the potential of having 5,000 SF buildings on more than one parcel, however, there are a number of controls in place (i.e. parking, landscaping, building design, setbacks) to help mitigate potential problems. There are currently only four areas in the City that are zoned Neighborhood Center (this location, Island Market, Fredrico's and Herm's Inn) and it is a discretionary decision to place this zoning anywhere else within the City. The intent of the Neighborhood Center is to serve a very narrow market.

Commissioner Davis noted that although this particular project is not in the middle of a single-family zone, there are potential problems with possible commercial sprawl in other locations closer to

residential areas. These areas should have a different zoning designation, other than Neighborhood Center, and she is not comfortable with the notion of “per parcel”. She felt the zone should not be changed for this project when it may not be appropriate in other Neighborhood Centers.

Mr. DeSimone advised that in other commercial zones, one parcel is not restricted by anything on an adjacent parcel; allowing each parcel to develop under the commercial guidelines. He explained that the commercial zones will be updated later this year to help address these types of situations.

Mr. DeSimone confirmed for Commissioner Fonesbeck that this proposed change would not limit the total square footage in the Neighborhood Center itself, it would be site specific parcel driven.

Chairman Simmonds asked if there was any option for this project to continue without amending this specific section of the Code. Mr. Housley, the City Attorney, said the only alternative would be for the applicant to request a zone change.

Commissioner Davis questioned the timeline for changes to the commercial zones and whether it would be beneficial to continue this project to that time. Mr. DeSimone said it is anticipated to be completed by the end of the year. He said a decision on this project should be made at this time.

Commissioner Lee said he was pleased with the discretionary language of “*may authorize*” which allows room for discretion.

Commissioner Fonesbeck said that this proposal does not mandate that all parcels expand to the allowable size; therefore, she is not concerned about other Neighborhood Center zones becoming problematic.

Mr. Housley clarified that there is no discretion in the Code as to each parcel having a minimum of 3,000 SF, the discretion would be whether up to 5,000 SF would be allowed.

Commissioner Price asked about height restrictions in this zone. Mr. DeSimone said there are transitions in place and projects could go up to approximately 35’.

The Commission voted to forward a positive recommendation to the City Council regarding the proposed change to this section of PC 12-058 (see motion below).

STAFF: Ms. Reeder reviewed the Staff Report regarding the Design Review and Conditional Use portion of the project.

PROPONENT: Jatin Arora explained that the requested setback amendment is due to the size of the refrigeration system that is required. He advised that any change in the setback would help, even if it is not the requested 6’ setback.

PUBLIC: Stuart Petty, 562 W. Center St., is a student at USU. He said he would like to see the business do well so they can continue to help within the community and at USU.

Marilyn Griffin asked for clarification regarding the amendment. Chairman Simmonds explained that the setback is currently 10’ in the Neighborhood Center zone. The proponent is requesting a change to 6’; if approved it would change in all the Neighborhood Center zones. Ms. Griffin said that she believes it should remain at 10’ so that it does not become problematic in other areas.

Jon Gudmundson asked if there were any alternatives for this project without changing the setbacks in all the Neighborhood Center zones. Mr. Housley said that it could be possible to craft an ordinance giving the Planning Commission full discretion; however, the question would then be determining who

gets what. Currently the setback is 10' with no discretion. He said this is a difficult situation and explained that the Industrial zone allows for more discretion than the Neighborhood Center zone.

Tony Nielson asked how this would affect Island Market if they decided to expand. Mr. DeSimone explained that if the setback were reduced, it would apply to all Neighborhood Center zones, this request would not be specific to this location. Staff is recommending the setbacks remain at 10'.

COMMISSION: Commissioner Lee asked if it made any difference if the Neighborhood Center were located in a Campus Residential zone rather than in a Neighborhood Residential zone. Ms. Reeder explained that there is a distinction in the Code regarding setbacks that are adjacent to different density zones; i.e. there is a 25' setback if it is a Neighborhood Residential zone, whereas, this is a 10' setback due to the Campus Residential zone.

Commissioner Price asked if the gas pump canopy was in compliance with the current regulation. Ms. Reeder said it is not, however, it was approved under a previous Code and is grandfathered.

Commissioner Davis said the reduced setback is not consistent with the Code and she would like to see the current 10' standard kept.

Chairman Simmonds asked for clarification on the setbacks. Ms. Reeder explained that the request is for a change only to the front setback. The setback from 700 East is considered a corner setback rather than a side or rear setback.

As per Commissioner Lee's request, Ms. Reeder explained that a corner setback (as defined in LDC 17.62) means *the distance from the street side property line not designated as a 'front setback' to the closest distance a structure may be located from property line. Corner lot line means any lot lines that abut a street on a corner lot.*

Commissioner Lee asked if there was any discretion to declare 700 East a side setback rather than a corner setback. Mr. Housley said that it is clearly defined as a corner lot. There is discretion to change the definition of a corner lot but reminded the Commission that changes need to be applicable for all situations.

MOTION: Commissioner Price moved that the Commission forward a positive recommendation regarding PC 12-058 for an amendment to the LDC Section 17.12.020 and 17.15.080 regarding the Neighborhood Center proposed change as recommended by Staff. Commissioner Fannesbeck seconded the motion.

Moved: Commissioner Price Seconded: Commissioner Fannesbeck Passed: 4-1]
Yea: D. Adams, A. Fannesbeck, K. Lee, R. Price Nay: A. Davis Abstain:

MOTION: Commissioner Lee moved that the Commission conditionally approve PC 13-009 for a Design Review Permit and Conditional Use Permit with the conditions of approval listed below and recommend denial for the proposed Code Amendment to setbacks in the Neighborhood Center zone. Commissioner Davis seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. All building setbacks will meet the requirements of the Neighborhood Center zone §17.15.080.
3. Landscaped plantings shall be provided along the west side of the property between the addition and property line.
4. One street tree, species determined by the City Forester, shall be provided along 700 East.

5. Transparency on the north and west elevations of the building shall be a minimum of 50% of the ground floor frontage areas.
6. Prior to issuance of a building permit, a parking plan providing for 18 total parking spaces through on-site and off-site parking shall be approved.
7. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Environmental- Waste Management
 - i. The proposal is to switch to residential carts from the 6 yd frontload dumpster they are currently using. The driver has confirmed that this dumpster is full once every week so it would require at least 12 residential carts to handle the existing volume, without taking into consideration any increase in volume related to the expansion. There is a question as to whether there is enough available curb space to line up that many carts up without interfering with parking in the area. The driver also confirmed that a high percentage of this volume is recyclable cardboard, which is difficult to fit into residential carts. They are extremely limited on space and this is one of the reasons they currently don't have a cardboard recycle dumpster in addition to their refuse dumpster. This expansion will eliminate the current dumpster location and there is not another good location on site. One option might be to widen the south parking stall on the east side, nearest the picnic table, for the dumpster to be located; a space of 12'x10' wide space would be required. Another option would be to work out an agreement to place their dumpster in the parking lot and/or share the dumpsters of the apartment complex next door. If they can place a cardboard recycler somewhere, it would lower refuse volume and save money. Multiple residential carts for a commercial business are not a recommended solution for this expansion.
 - b. Engineering
 - i. With site redevelopment, City storm water design standards and the City's MS4 permit require that onsite detention and/or retention be constructed. Compliance will be required.
 - ii. Remove and replace curb and gutter on both 1000 North and 700 East to allow one access on each street to meet the current widths allowed by Code. Locate as far to the east and south of intersection as possible. Reconstruct all sidewalks as required to ensure compliance with Logan City standards.
 - c. Water/Cross Connection
 - i. Plans for remodel will need to show culinary piping, both existing and new. The culinary water system will need to meet current code and policy.
 - ii. If installing an irrigation system, show landscape irrigation plans.

FINDINGS OF APPROVAL

1. The proposed building is compatible with surrounding land uses of the NC zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed uses are compatible with the surrounding neighborhood character as this is a Neighborhood Center commercial use.
4. The proposed use shall have adequate off-street parking in conformance with Title 17.
5. The project, as conditioned, conforms to landscaping requirements in Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. The project has been amended to meet the requirements of Code and conditions of approval by City Departments.

FINDINGS FOR DENIAL OF CODE AMENDMENT REQUEST

1. The proposed amendment of a minimum 6' setback is not consistent with other Neighborhood Center zone setbacks.

2. It has been found that a front yard and corner-side yard setback of a minimum of 10' is consistent and appropriate for the Neighborhood Center zone.

[Moved: Commissioner Lee Seconded: Commissioner Davis Passed: 5-0]
Yea: D. Adams, A. Davis, A. Fonnesbeck, K. Lee, R. Price Nay: Abstain:

PC 12-058 LDC Text Amendment *(continued from previous meetings)* Amend sections 17.04-17.08 redefine the residential zones and densities in Logan City; 17.12 redefine residential zones; 17.13 amend residential use table; 17.14 clarify general residential development standards; 17.15 clarify specific residential development standards; 17.62 definitions.

STAFF/COMMISSION DISCUSSION: Mr. Holley reviewed infill and flag lot development. Staff has identified three categories for infill: 4 (<) or less lots, 5-12 lots, 13 (>) or more lots. He outlined each category.

Chairman Simmonds asked about the private drive/road in the 4< category. Mr. Holley explained that it would be a shared driveway. An access road, containing two travel lanes and one lane of parking with a 28' minimum paved surface would be included in the 5-12 category.

Commissioner Davis asked about any incentives to help improve inner block connectivity. Mr. Housley pointed out that the General Plan's goal of connectivity is based on the block grid, infill is quite unique.

Commissioner Price said he would like to see something that can be codified that would incentivize aggregation. Chairman Simmonds agreed and said the desire is for rational development of interior blocks rather than "hodgepodge flag lots". Mr. DeSimone explained that the underlying problem is these 10 acre plots were platted in the late 1800's and are not uniform in size, shape or configuration and therefore cannot be carved up into a uniformed block pattern. Mr. Housley pointed out that the biggest challenge is acquiring property; not everyone will sell at the same time and owners have different ideas for what they want done with their land.

Commissioner Price said that many of the infill lots are unacceptable and something must be done. He would like to see the capability for infill and densification that would be appropriate for the area.

Chairman Simmonds expressed concern that this does not meet the connectivity goals of the General Plan. Mr. Housley said that connectivity does not necessarily apply to the smaller flag lots, which will never have the desired connectivity.

Commissioner Price said he would prefer to see no more than two lots with a 20' drive. Three or more lots should require a 28' road and anything beyond that should require additional connectivity.

Commissioner Lee suggested revisiting the whole idea of flag lots and infill in general and would like the Commission to develop a proactive strategy.

Chairman Simmonds asked if the Commission could continue this discussion to ensure that the Land Development Code and the General Plan ideas coincide. Mr. DeSimone advised that this discussion is scheduled to continue on May 23 meeting, with a work session on May 9.

Chairman Simmonds asked about a moratorium on infill development until a decision can be made for the best possible solution. Mr. Housley said the Commission could recommend a moratorium to the City Council. Commissioner Lee agreed with the idea of a moratorium on infill development to allow more time to develop a plan. He also noted his desire for the Commission to move expeditiously on this issue.



APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received 3-11-13	Received By DZ	Receipt Number 121142	Zone NC	Application Number 13-009
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME TANDOORI OVEN EXPANSION				
PROJECT ADDRESS 720 EAST 1000 NORTH LOGAN, UT 84321			COUNTY PLAT TAX ID # 05 - 032 - 0017	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) JATIN ARORA			MAIN PHONE # 435-512-9810	
MAILING ADDRESS 720 EAST 1000 NORTH		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS MANAGER@TANDOORIOVENLOGAN.COM				
PROPERTY OWNER OF RECORD (Must be listed) SHAM & NEELAM ARORA			MAIN PHONE # 435-764-0900	
MAILING ADDRESS 720 EAST 1000 NORTH		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS SHAMSINGH64@YAHOO.COM				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) SEE ATTACHED LETTER approx 1,000 SF addition to existing structure. LDC amendment to lower setbacks from 10' to 6' in the Nc Zone. - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 0.35	
			Size of Proposed New Building (square feet) 998	
			Number of Proposed New Units/Lots	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner Sham Arora Neelam Arora	

m.c. workshop: may 7
 m.c. Hearing: may 21 for LDC amendment portion

SE⁴ Section 27 Township 12 North, Range 1 East

05
032

Scale 1 Inch = 50 Feet

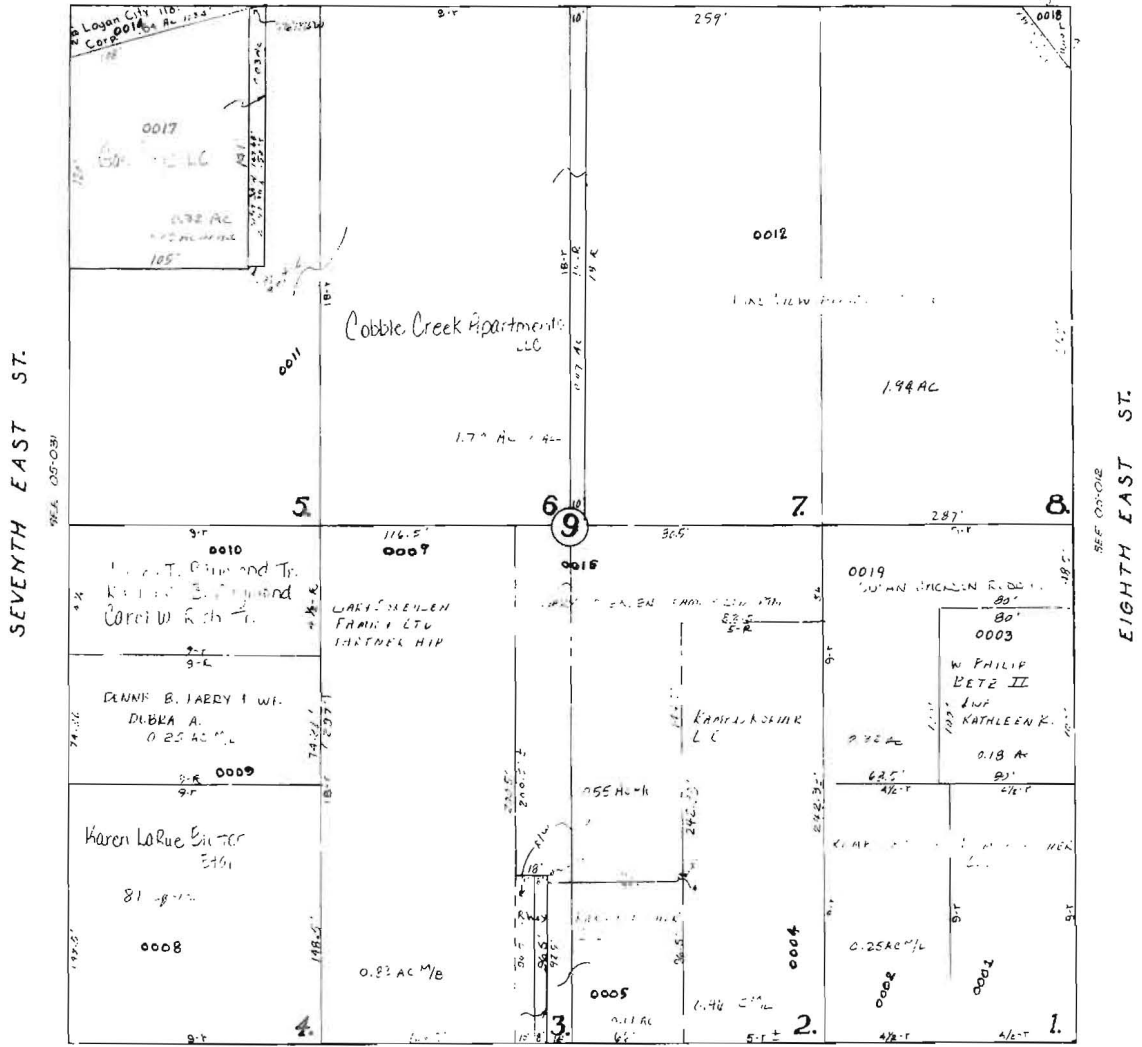
TAX UNIT 27

BLOCK 9, PLAT "E" LOGAN CITY

TENTH NORTH ST.

PC 13-009

SEE 05-028



NINTH NORTH ST.

SEE 05-033

720 East 1000 North
Logan, UT 84321

March 11, 2013

Planning and Zoning Commission
City of Logan
290 North 100 West
Logan, UT 84321

I am the manager at the New Logan Market/ Tandoori Oven- Neighborhood Center located at 720 East 1000 North. As you are aware, there are only five Neighborhood Centers in Cache Valley and are surrounded by highly populated residential areas. Majority of the business in these Neighborhood Centers comes from the population that lives close by and walks to the businesses for their everyday needs.

New Logan Market/ Tandoori Oven Neighborhood Center is considered one of the main centers because of its close proximity to Romney Football Stadium, Dee Glen Spectrum, Utah State University and the services that this Neighborhood Center provides. New Logan Market is surrounded by hundreds of student apartments, and has a lot more foot traffic than all of the other Neighborhood Centers in Cache Valley because it is the only business that is close to Utah State Campus and also has a bus stop.

New Logan Market also specializes in carrying many different types of cooking spices that aren't available anywhere else in Cache Valley. Inside the New Logan Market Convenience store is an Indian Restaurant, Tandoori Oven, that has been a Cache Valley favorite since 2004. Because of the smaller space, New Logan Market/Tandoori Oven has not been able to fulfill the demand of the Cache Valley Community. Even on weekdays, customers usually have to wait in order to dine in. Customers have been requesting to move or expand somehow so it's easier for them to get in rather than having to wait half an hour to an hour. Tandoori Oven has been rated by the customers as one of the top three restaurants in Cache Valley. Not having enough space has been an obstacle that has limited us in providing Cache Valley with an establishment where they want to come buy groceries they can't buy anywhere else, and dine in at one of the best restaurants in Cache Valley. After looking at expansion plans, it seems impossible to expand in this specific location unless some help could be provided from the City of Logan for the benefit of residents of Cache Valley.

Currently, if we do an addition to the existing building with the setbacks in place, the newer addition will only be about 800 square feet. The existing store is around 1200 square feet right now. If we are to expand with the current setbacks, we won't be able to offer the Indian cooking spices and groceries that we do right now. If we can have a store around 1000 Square feet, that would help us in able to provide the cooking spices, groceries etc. Most of the other Neighborhood Centers in Cache Valley do not meet the current setback requirement either. In order to be of greater service to the residents of Cache Valley, I would like to request to the Planning and Zoning Commission to lower the setback (street) for Neighborhood Centers from

the current 10 feet requirement to 6 feet. This will help Cache Valley residents in the following ways:

1. New Logan Market will be able to offer a larger variety of groceries, cooking ingredients that can't be bought anywhere else in Cache Valley (Closest place is Salt Lake City).
2. It will be much easier for everyone including students, professors, families, larger groups to be able to get into Tandoori Oven.
3. The expansion will promote walking rather than people having to drive to other places to get food because people aren't able to get a table during their lunch break.
4. The expansion will create more jobs.
5. The expansion will give us an opportunity to be of greater service to Cache Valley.

Please see attached supporting documentation. We request you to help us in this matter by lowering the setback from 10 feet to 6 feet. This expansion will benefit the community in many positive ways.

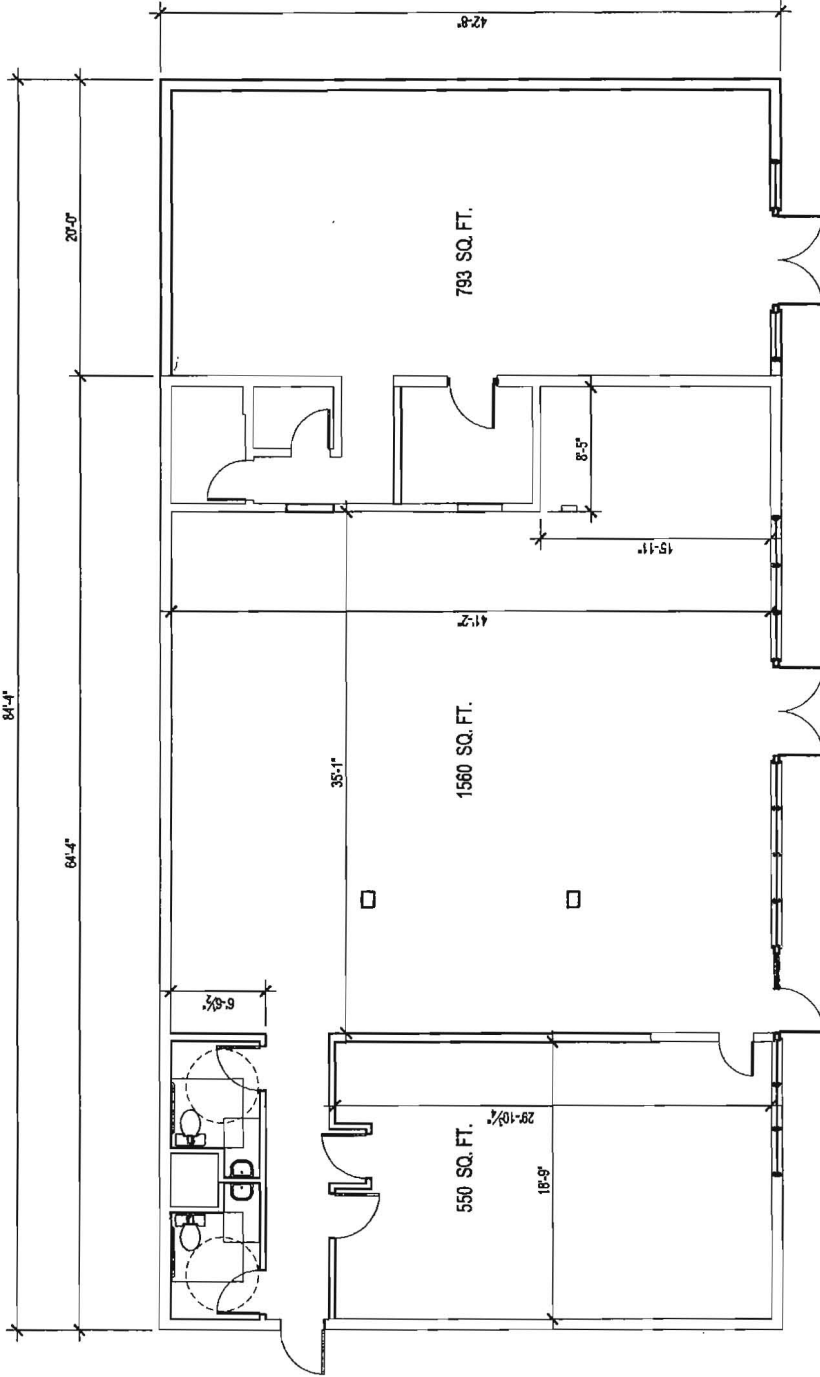
Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jatin Arora", with a long horizontal flourish extending to the right.

Jatin Arora
General Manager, Tandoori Oven

WITH CURRENT SETBACK
REQUIREMENT



City, hotel name, etc.

SEARCH

Logan Restaurants

Home Logan Hotels Flights Vacation Rentals Restaurants Things to Do Best of 2013 Your Friends More Write a Review

Home > United States > Utah (UT) > Wasatch Range > Logan > Logan Restaurants

Logan Restaurants

Cuisine

- All (59)
- African (0)
- American (12)
- Asian (0)
- Bakery (4)
- Barbecue (2)

More cuisines

Price

- All (59)
- \$ (5)
- \$\$ (5)
- \$\$\$ (0)
- \$\$\$\$ (0)

Dining options

- All (59)
- Bar scene (1)
- Breakfast/Brunch (4)
- Buffet (0)
- Delivery (2)
- Dessert (1)

More dining options

Restaurants travelers recommend

59 of 59 shown

Sorted by Ranking Online reservations first (2)

Logan's Heroes



Ranked #1 of 59 in Logan
24 reviews

"Seriously good" 03/06/2013
"Best Sandwiches EVER!" 12/11/2012

Cuisines: Delicatessen
Map | Visitor photos (2)



Tandoori Oven



Ranked #2 of 59 in Logan
66 reviews

"I love it." 03/03/2013
"Great Indian Food" 02/16/2013

Cuisines: Indian
Map | Visitor photos (7)

Caffe Ibis



Ranked #3 of 59 in Logan
23 reviews

"Good atmosphere to chat with friends.V..." 12/11/2012
"YES!!! YES!!!! YES!!!!!!!" 12/01/2012

Cuisines: Delicatessen
Map | Visitor photos (3)

Aggie Station



Ranked #4 of 59 in Logan
10 reviews

"Aggie Station Mexican Restaurant" 01/30/2013
"A Wonderful Surprise!" 12/12/2012

Price: \$2 - \$6
Cuisines: Latin, Mexican
Map | Visitor photos (8)

Le Nonne

Hotels travelers are raving about...



Holiday Inn Express Hotel & Suites Logan
59 Reviews
Logan, Wasatch Range

Read reviews



BEST WESTERN Baugh Motel
33 Reviews
Logan, Wasatch Range

Read reviews



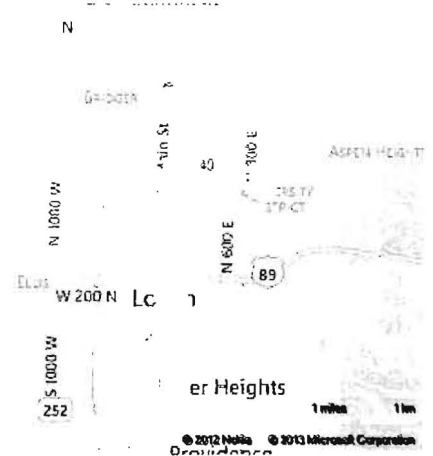
Logan Anniversary Inn
37 Reviews
Logan, Wasatch Range

Read reviews

All hotels in Logan (11)

Search by location

Search by address or point of interest



Larger map



restaurants Logan, UT

1 to 10 of 133 - Results per page: 10

Browse Category: Restaurants

Hide Filters

Sort By

- » Best Match
- Highest Rated
- Most Reviewed

Cities

- Logan
- North Logan
- Providence

Distance

- » Bird's-eye View
- Driving (5 mi.)
- Biking (2 mi.)
- Walking (1 mi.)
- Within 4 blocks

Features

- Open Now (1:32 am)
- Good for Groups
- Good for Kids
- Take-out
- ... More features »

Price

- \$\$\$\$
- \$\$\$
- \$\$
- \$

Category

- Mexican
- American (New)
- Indian
- Japanese
- ... More categories »



1. Tandoori Oven
 Categories: Indian, Pakistani

★★★★★ 51 reviews
 720 E 1000 N
 Logan, UT 84321
 (435) 750-6836

Tandoori Oven is THE BEST Indian food in Utah... and I know my Indian food! I've eaten at every Indian restaurant along the Wasatch Front from Ogden to Provo, and Logan. These guys are the best. Service is great



2. El Toro Viejo
 Category: Mexican

★★★★☆ 15 reviews
 1079 N Main St
 Logan, UT 84341
 (435) 753-4084

There is some competition for Mexican restaurants in Logan, but this one was good and a value for the money. Everything was freshly made including guacamole and all salsas. In addition, a spicy tomatillo salsa



3. The Elements
 Category: American (New)

★★★★☆ 28 reviews
 635 S Riverwoods Pkwy
 Logan, UT 84321
 (435) 750-5170

A wonderful surprise during our recent stay in the adjoining hotel, the restaurant was highly recommended...but you wonder, compared to what? In fact, this restaurant could hold its own in any city. A diverse, well



4. Pupuseria El Salvador
 Category: Salvadoran

★★★★☆ 16 reviews
 95 E 1400 N
 Logan, UT 84341
 (435) 752-0676

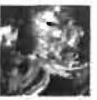
I was amazed of this gem of a restaurant when I went there for the first time. It is in a very unassuming position in a strip mall in which Google maps isn't exactly correct in positioning. In any case, I found



5. Beehive Grill
 Category: American (New)

★★★★☆ 35 reviews
 255 S Main St
 Logan, UT 84321
 (435) 753-2600

O.k. Restaurant if you are in the mood to eat out but don't want to eat at a chain restaurant. Plus, they are open on Sunday. Service is generally above average to great. However, you should save room for dessert



6. Indian Oven
 Category: Indian

★★★★☆ 5 reviews
 130 N Main St
 Logan, UT 84321
 (435) 787-1757

Tricky One. The YELP detail classifies this as "convenience store", nope, that's the other restaurant - Tandoori Oven. Either way, you can't go wrong! The food is amazing and the lunch buffet is amazing. Both

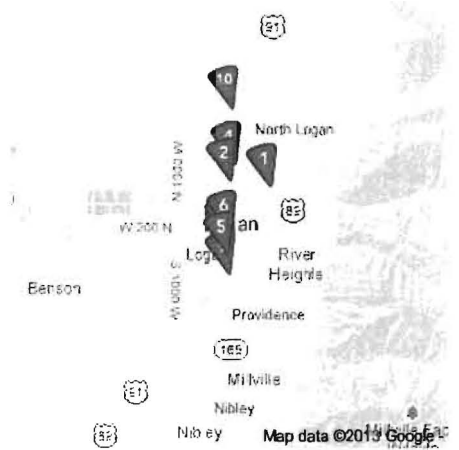


7. Bluebird Restaurant
 Category: American (Traditional)

★★★★☆ 24 reviews
 19 N Main St
 Logan, UT 84321
 (435) 752-3155

Mo' Map

Redo search when map moved



Logan Restaurants

Prices

- \$\$\$ Higher priced (6)
- \$\$ Moderately priced (25)
- \$ Cheap eats (99)

Neighborhoods

- Beaver (22)
- Brigham City (30)
- Cedar City (91)
- Garden City (16)
- Hurricane (30)
- Kanab (22)
- Logan
- Moab (54)
- Nephi (17)
- Price (39)
- Richfield (34)
- Roosevelt (17)
- Springdale (29)
- St George (217)
- Tremonton (20)
- Vernal (45)
- [+ Show all](#)

Cuisines

- American (29)
- Bakery (10)
- Breakfast & Brunch (17)
- Buffet (4)

Remove: [Logan](#)

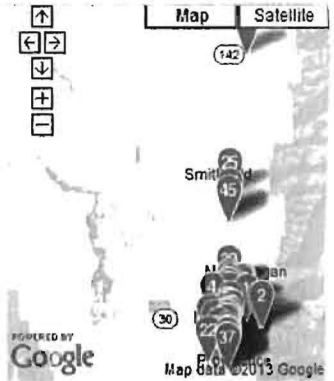
Sort: [Best](#) | [Alphabetical](#) | [Recently added](#) | [Distance](#)

Olive Garden 67%
 \$\$ Logan - Italian

- 1 **Tandoori Oven** 92%
 \$\$ Logan - Indian 720 East 1000 North
- 2 **Fredrico's** 86%
 \$ Logan - Pizza 1349 E 700 N
- 3 **Le Nonne** 85%
 \$\$ Logan - Italian 129 N 100 E
- 4 **Takara Sushi** 95%
 \$\$ Logan - Japanese, Sushi 55 West 1000 North
- 5 **Gaucho Grill** 87%
 \$\$\$ Logan - Steakhouse, Brazilian 633 S Main St
- 6 **Cafe Sabor** 81%
 \$ Logan - Mexican 600 W Center St
- 7 **Charlie's Supreme Ice Cream** 88%
 \$ Logan - Desserts/Ice Cream 1219 N Main St
- 8 **Firehouse Pizzeria** 84%
 \$ Logan - Italian, Pizza, Sandwiches/Subs 682 S Main St
- 9 **The Crepery** 94%
 \$ Logan - Breakfast/Brunch, Desserts/Ice Cream, French 540 S Main St
- 10 **El Toro Vlejo** 86%
 \$\$ Logan - Mexican 1079 N Main St
- 11 **Happy Sushi** 90%
 \$\$ Logan - Japanese, Sushi 20 west 400 north
- 12 **Kabuki Japanese Steakhouse &...** 94%
 \$\$\$ Logan - Japanese, Steakhouse, Sushi 461 N Main St

+ Add Restaurant

Featured restaurants



I still feel like Jennifer Hudson. Just with a new body and this smile.

Jennifer Hudson

weightwatcher

JOIN ME

Critic reviews

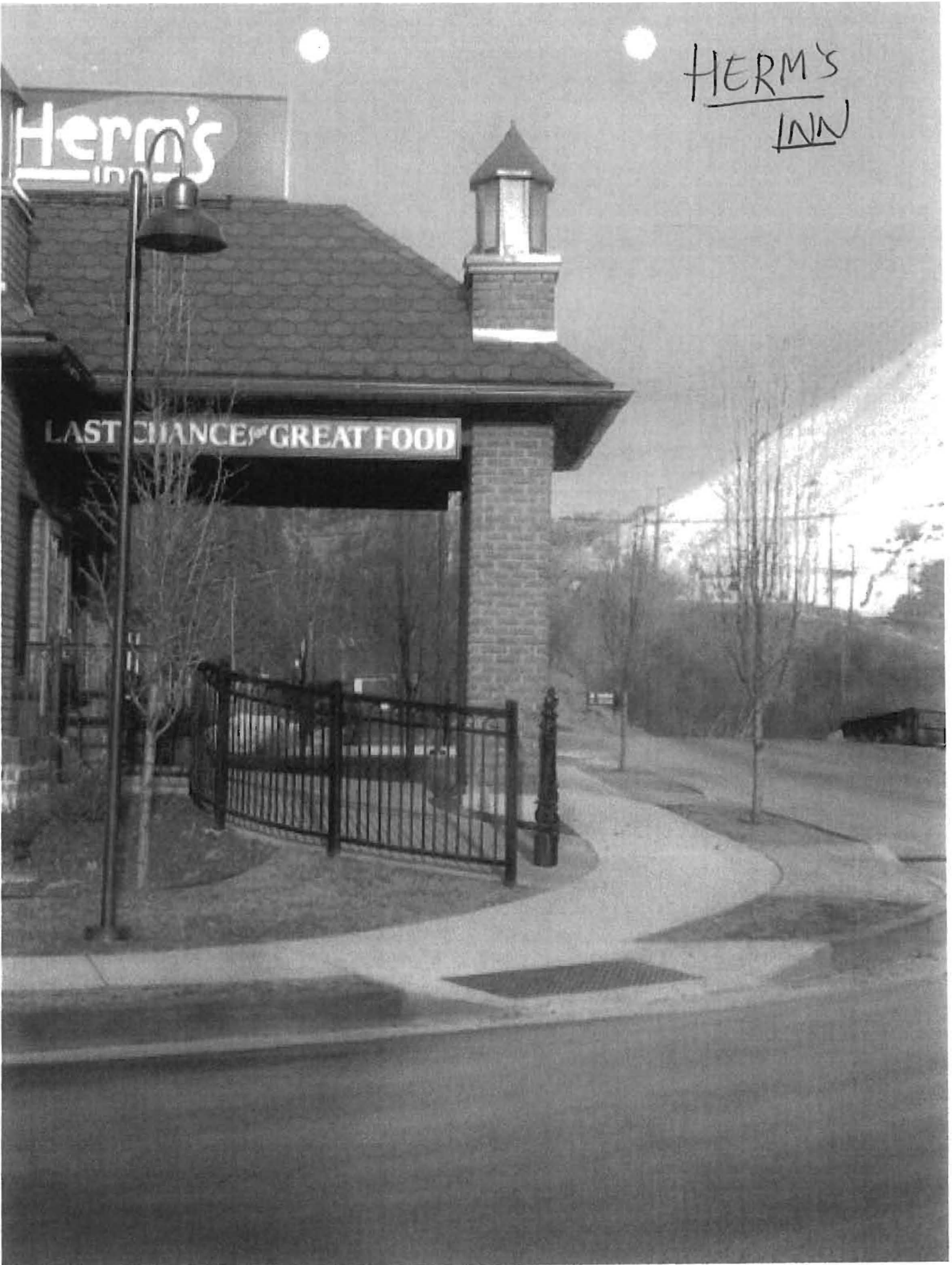
Logan

[Cafe Sabor](#)

HERM'S
INN

Herm's
INN

LAST CHANCE FOR GREAT FOOD



ISLAND MARKET

