

**CITY OF LOGAN, UTAH
ORDINANCE NO. 23-33**

**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 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 Use (MU).

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2023.

AYES:

NAYS:

ABSENT:

Ernesto López, Chairman

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 _____, 2023.

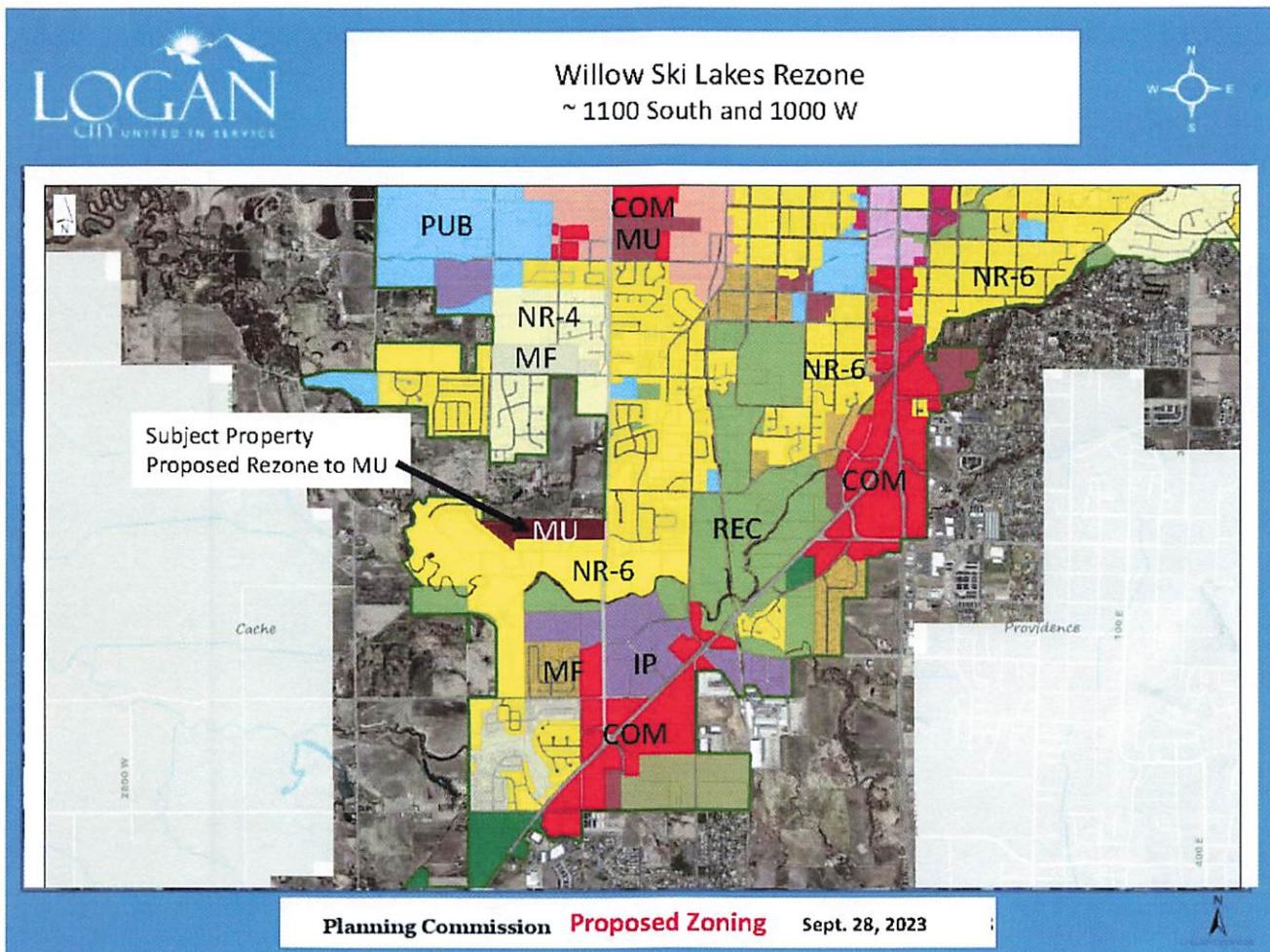
Ernesto López, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this _____ day of _____, 2023.

Holly H. Daines, Mayor

EXHIBIT A





MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 10, 2023
FROM: Tanya Rice, Planner II
SUBJECT: Ordinance #23-33 Willow Ski Lakes Rezone

Summary of Planning Commission Proceedings

Project Name: Willow Ski Lakes Rezone
Request: Rezone from NR-6 to MU
Project Address: 1000 West 1100 North
Recommendation of the Planning Commission: Deny

On September 28, 2023, the Planning Commission recommended the Municipal Council to **deny** the Willow Ski Lakes Rezone.

Planning Commissioners vote (7-0):

Motion: Doutre

Second: Lucero

Vote to recommend deny - Yea: Heare, Guth, Lewis, Doutre, Lucero, Croshaw, Peterson

Nay: none

Abstain: none

Attachments

Ordinance #23-30

Staff Report

PC Meeting Minutes

Slides



**Project #23-059
Willow Ski Lakes Rezone
Located at approx. 1100 South 1000 West**

REPORT SUMMARY...

Project Name: Willow Ski Lakes Rezone
Proponent/Owner: Brett Jensen / Willow Lakes Holdings, LLC & Still Holdings, LLC
Project Address: ~1000 West 1100 South
Request: Rezone from NR-6 to MU
Current Zoning: Traditional Neighborhood Residential NR-6
Date of Hearing: September 28, 2023
Type of Action: Legislative & Quasi-Judicial
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **denial** to the Municipal Council for a rezone for project PC 23-057 Willow Ski Lakes, comprised of four properties located along 1100 South: TIN #02-081-0004, 02-080-0007, -0008, -0010.

Land use adjoining the subject property:

<i>North:</i>	Outside City Boundary	<i>East:</i>	NR-6 Residential Uses
<i>South:</i>	NR-6 Residential Uses	<i>West:</i>	NR-6 Residential Uses

Request

Willow Lakes rezone request includes four (4) remainder parcels recognized as Phase 5 of the Willow Lakes Subdivision project approved in March of 2021. Phase 5 is approximately 30.07 acres located along the south side of 1100 South in the northeast section of the original subdivision. The applicant is in the process of reducing the size of the four parcels to 12.5 acres through a Boundary Line Adjustment to accurately reflect the area that is under consideration for this specific rezone. The remaining area of the property will be subdivided during phase 5 platting into residential lots on the south side of the proposed lake. In some respects this rezone application is a little premature until those boundaries are drawn as it does not accurately reflect the true request. The request is to rezone the four parcels from Traditional Neighborhood Residential (NR-6) to Mixed Use (MU). As part of future development plans associated with the Willow Lakes project, the applicant anticipates a mixture of residential multi-family structures, a hotel, a boat club with fitness facility, eateries, clubhouse, retail and office space to be included in the area being considered for rezone.



Figure 1 shows the proposed parcels to be rezone after the boundary line adjustment.

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property, as well as the surrounding properties, as Detached Residential (DR) which is designated as being an area for detached single-family homes developed at a density range of 4-6 units per acre of land. The recently adopted Woodruff Neighborhood Plan also designates this project area as DR (single-family residential). The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid-out in a compact fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage re-development, especially in areas that have old or outdated one-story shopping centers.

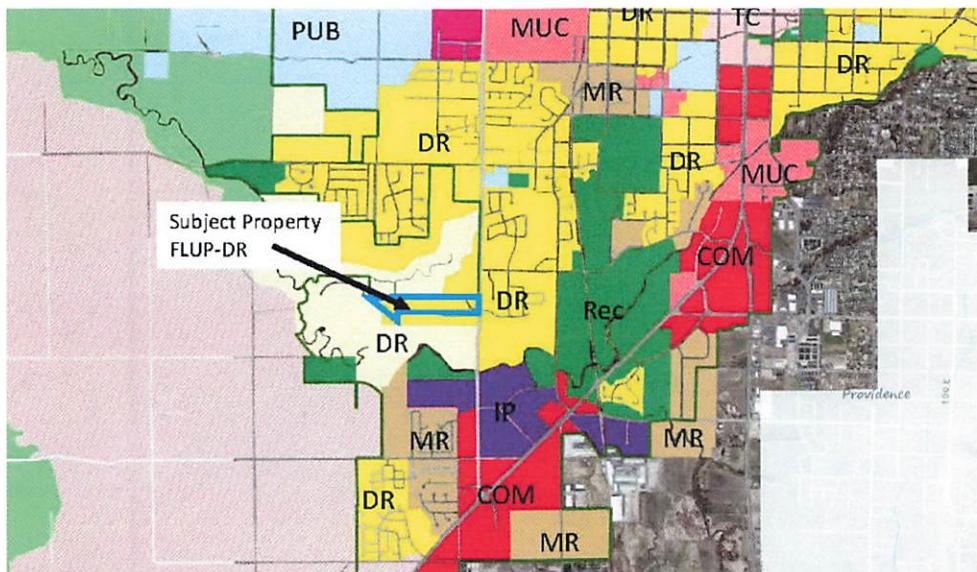


Figure 2: Future Land Use Plan Map

Woodruff Neighborhood Specific Plan

The Woodruff Neighborhood Plan was adopted February 16, 2021, after a multi-year public process. The Woodruff Plan includes recommendations for proposed changes to the FLUP; however, the project site was not designated as an area warranting a change in intensity from the DR designation.

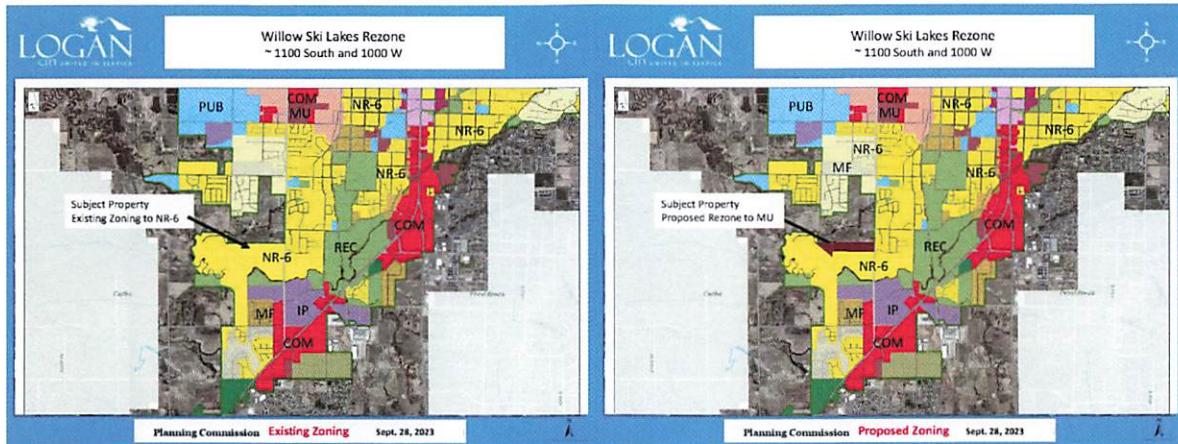
Land Development Code (LDC) - Zoning

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The current zoning district is Traditional Neighborhood Residential (NR-6), which is described as detached single-family zoning with a maximum density of six (6) homes per acre. Minimum building lot sizes are 6,000 SF with minimum 50-foot lot widths.

In the MU zone, the Land Development Code (LDC) allows for 20 residential units per acre by right and up to 30 residential units per acre with certain density bonuses. It allows for a "horizontal" mixed use pattern, which does not require every building to contain ground floor commercial and upper story residential but does specifically require a minimum amount of commercial square footage. For 12.5 acres, a minimum of 20,000 SF of commercial space shall be provided and at 30 residential units per acre, a maximum of 375 multifamily units would be permitted. The Design Review process ensures compliance and proper placement of commercial square footages. The MU zoning district permits a wide range of commercial uses that include, but are not limited, restaurants, offices, retail, hospitality, and personal commercial services.

Staff Summary

The applicant is requesting a rezone from NR-6 to MU. The proposed rezone does not align with the Logan City Future Land Use Plan and the Woodruff Neighborhood Plan. The surrounding land uses are predominately single family residential uses with undeveloped county parcels north of the subject site. From staff's review, the site is zoned and planned for single family residential uses, and a rezone to a more intensive commercial and residential use is contrary to the overall goals and vision expressed in the General Plan and the adopted Zoning.



AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

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 9/16/23, posted on the City's website and the Utah Public Meeting website on 9/18/23 and mailed out to adjacent property owners within 300' on 9/11/23.

RECOMMENDED FINDINGS

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

1. The Logan City FLUP identifies the area as Detached Residential (DR).
2. The surrounding zoning is NR-6.
3. The original Willow Lakes project, approved in 2021, was permitted with NR-6 zoning throughout the entire site.
4. The adopted Woodruff Neighborhood Plan shows this area as single family zoning.
5. The MU zone permitting multi-family housing is not appropriate in a low density zoned area in the outskirts of town.
6. The predominate land use pattern in the area is detached single family residential uses.

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 September 28, 2023

PC 23-059 Willow Ski Lakes [Zone Change] Brett Jensen/Willow Lakes Holdings LLC & Still Holdings LLC, authorized agent/owners is requesting a zone change of approximately 12.5 acres (Phase 5 of Willow Lakes) from Traditional Neighborhood Residential (NR-6) to Mixed Use (MU) located at approximately 1100 South 1000 West; TIN 02-080-0007; -0008; -0010, 02-081-0004 (Woodruff Neighborhood).

STAFF: Tanya Rice, Planner reviewed the request for a rezone of 12.5 acres, part of the Willow Lakes Subdivision, phase-5, located near 1100 South and 1000 West from Traditional Neighborhood Residential (NR-6) to Mixed Use (MU). The applicant is in the process of completing a boundary line adjustment to create the 12.5-acre area. This adjustment will have to be completed before the Municipal Council can decide on the rezone. The Mixed Use zone would allow for 20 to 30 units per acre, and horizontal development with ground floor commercial. The Mixed Use zone permits a wide range of commercial uses that include, restaurants, offices, retail, hospitality, and personal commercial services. On the proposed 12.5 acres, a minimum of 20,000 square feet of commercial would be required and at 30 units per acre, a maximum of 375 multi-family units would be permitted at a maximum height of 70 feet and the setbacks would be 0 to 10 feet for commercial and 0 to 20 feet for residential.

Based on the fact that the proposed rezone does not align with the Logan Future Land Use Plan, or the Woodruff Neighborhood Plan, and the surrounding land use being predominately single family residential, staff recommends that the Planning Commission forward a recommendation of denial to the Municipal Council.

Commissioner Peterson asked how this rezone request is different from the Sugar Creek rezone that was approved. Mike DeSimone, Community Development Director said that Sugar Creek was approved by the Municipal Council with a deed restriction that requires specific density.

Commissioner Guth asked about the land owner of the property to the north of the proposed rezone.

PROPOSER: Brett Nelson said that they are substantially below the targeted density for the area. If you look at the entire site zoned as NR-6, they are able to put 900 homes on the site. They are currently proposing 131 single-family homes and have been upfront about wanting to include a mixed-use residential area. When they started the concept plan for this project there was not a Planned Development (PD) overlay option available. This is the exact type of project that warrants a Planned Development because it is such a large development with vast open space and preservation areas. Currently as proposed the entire site is at 2.2 dwelling units per acre which is substantially lower than the NR-6 zone. Mixed residential is a benefit to the community to create a mix of demographics. Their proposed layout shows commercial space adjacent to 1000 West that could be for retail, grocery, or a health clinic and a possible drink shop with a drive-through. The added commercial within the proposed mixed-use area would open up the area to public patrons and allow for better public access to the lake and boats.

PUBLIC: Blake Parker who owns the property to the north of the proposed development said he is in favor of this project and will be looking to develop his property in the next few years.

COMMISSION: Commissioner Peterson said commercial use in this area would be nice, but he is not sure if the mixed-use zone is the best way to accommodate the development.

Commissioner Doutre asked if a PD overlay would be an option for this development. M. DeSimone said that a PD could be applied to this proposed area but not to the entire site. A PD overlay would allow the

details of the development to be fine-tuned. Commissioner Guth said she likes the idea of a PD overlay to allow for more discussion and to ensure that what is proposed is what gets developed. Commissioner Heare agreed and said he would like to see their plan. Commissioner Lucero spoke about the extra traffic and access to 1000 West. She also spoke about the benefit of mixing housing types and part of that benefit is giving opportunities to lower-income residents.

Commissioner Guth asked about a traffic study. T. Rice said that 1400 West is being developed now to connect to 600 South. Commissioner Peterson asked if the City is developing 1400 West. M. DeSimone said that the developer is putting in all of 1400 West to 600 South.

MOTION: Commissioner Doutre made a motion to Forward a Recommendation of Denial to the Municipal Council for a Zone Change on PC 23-059 Willow Ski Lakes With the findings for denial listed below. Commissioner Lucero seconded the motion.

FINDINGS FOR DENIAL

1. The Logan City FLUP identifies the area as Detached Residential (DR).
2. The surrounding zoning is NR-6.
3. The original Willow Lakes project, approved in 2021, was permitted with NR-6 zoning throughout the entire site.
4. The adopted Woodruff Neighborhood Plan shows this area as single family zoning.
5. The MU zone permitting multi-family housing is not appropriate in a low density zoned area in the outskirts of town.
6. The predominate land use pattern in the area is detached single family residential uses.

Moved: S. Doutre

Seconded: J. Lucero

Approved: 7-0

Yea: Heare, Guth, Lucero, Croshaw, Lewis, Doutre, Peterson

Nay:

Abstain:

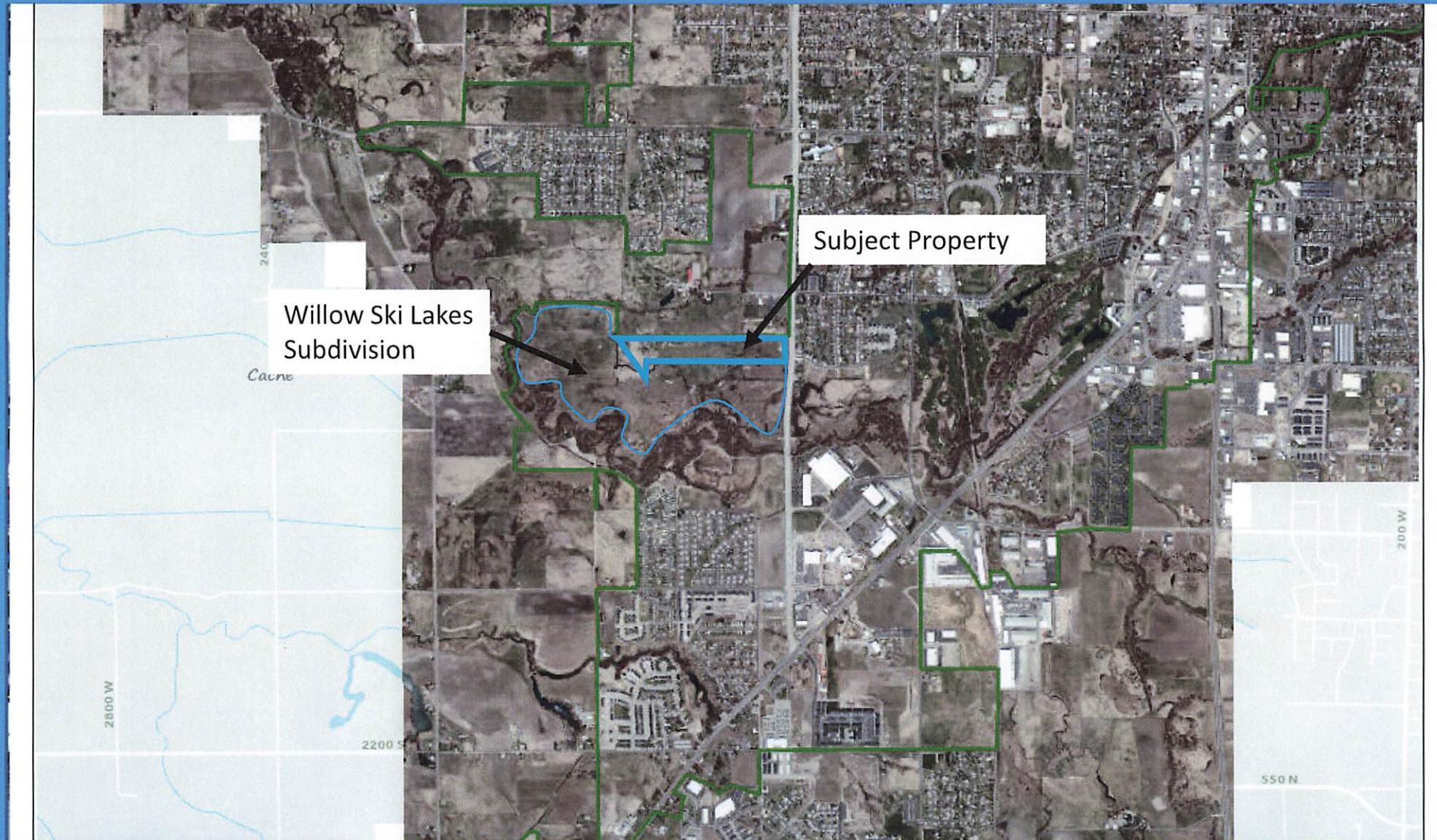


Willow Ski Lakes Rezone ~ 1100 South and 1000 W



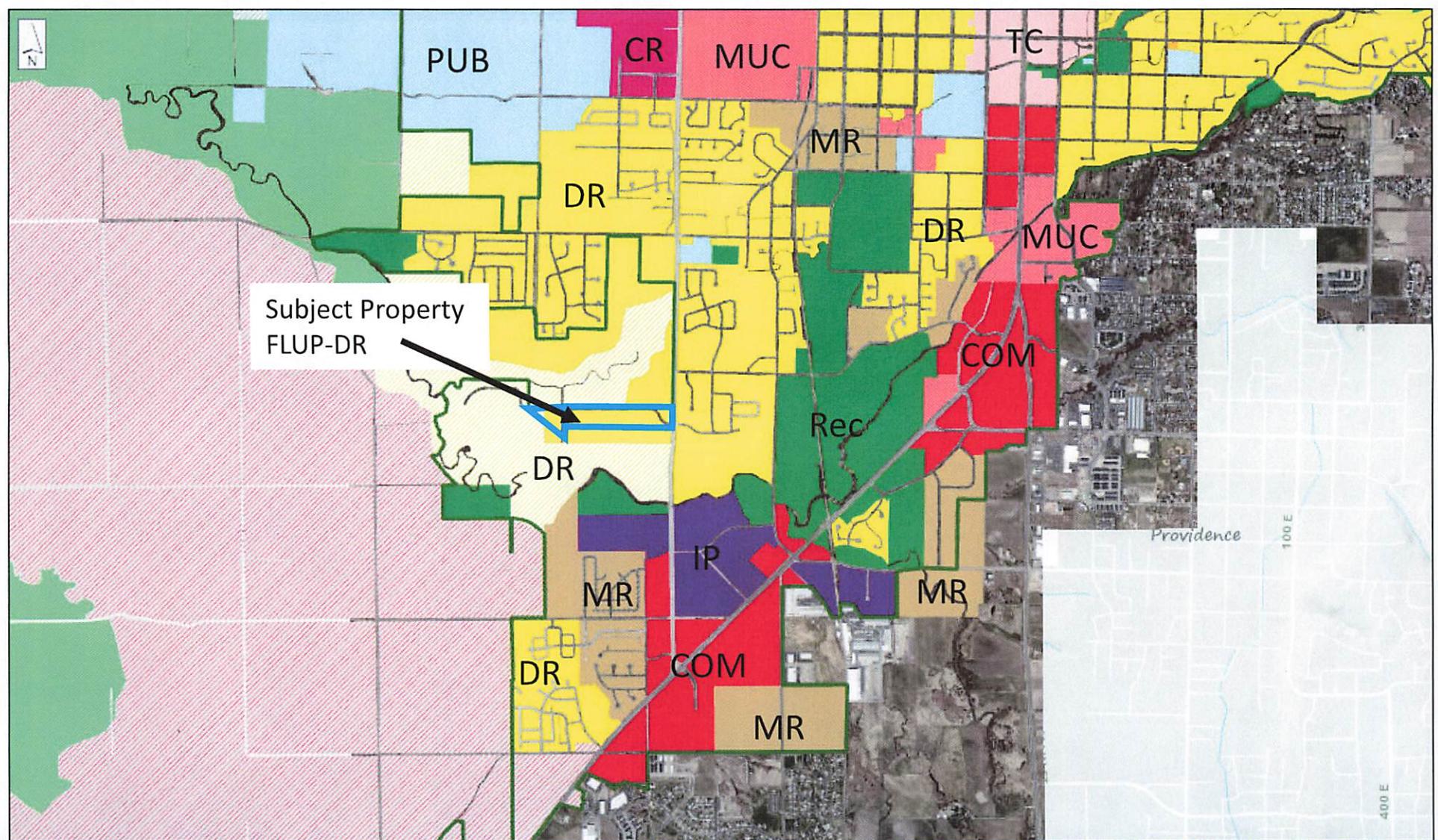


Willow Ski Lakes Rezone ~ 1100 South and 1000 W



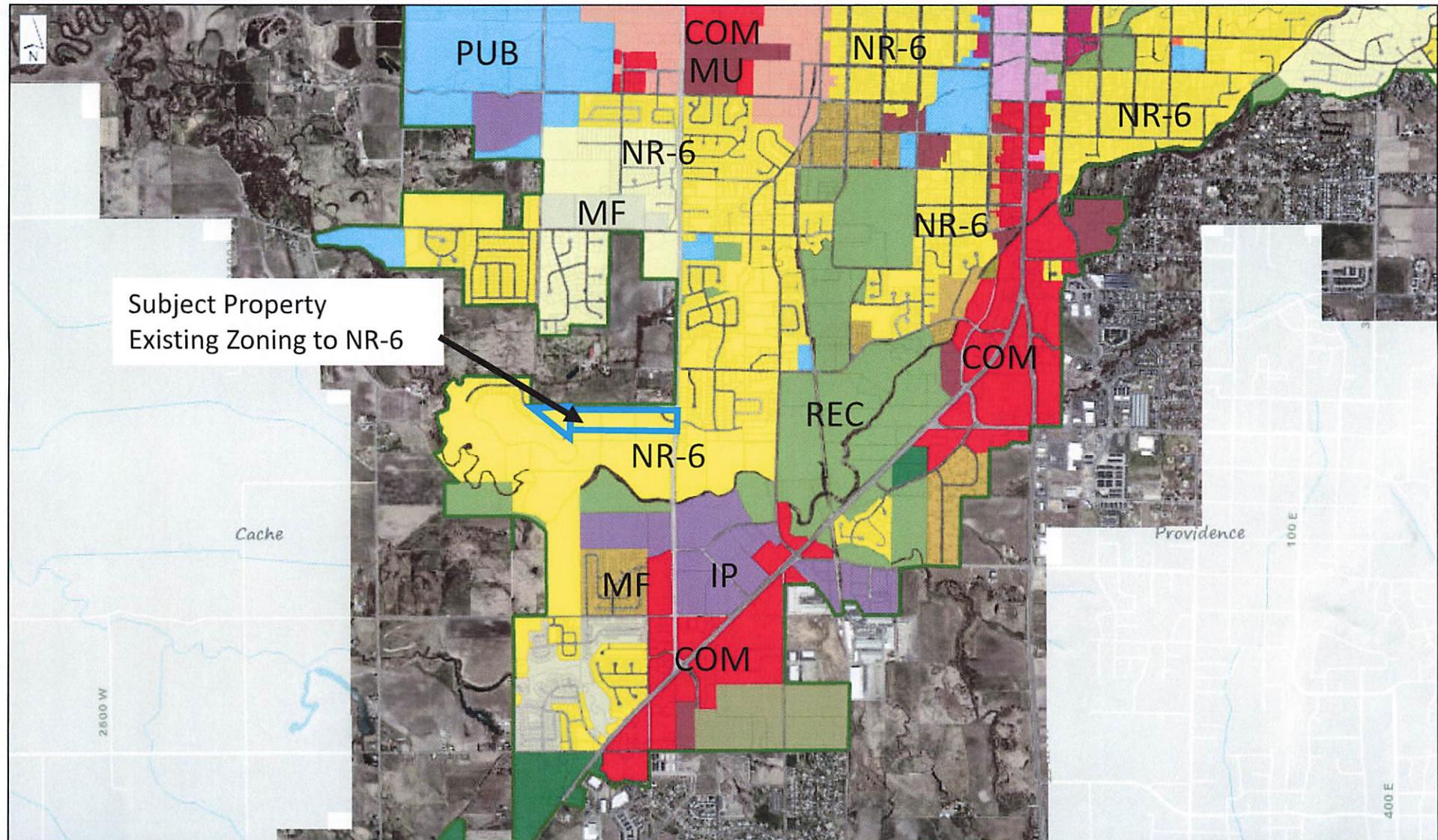


Willow Ski Lakes Rezone ~ 1100 South and 1000 W



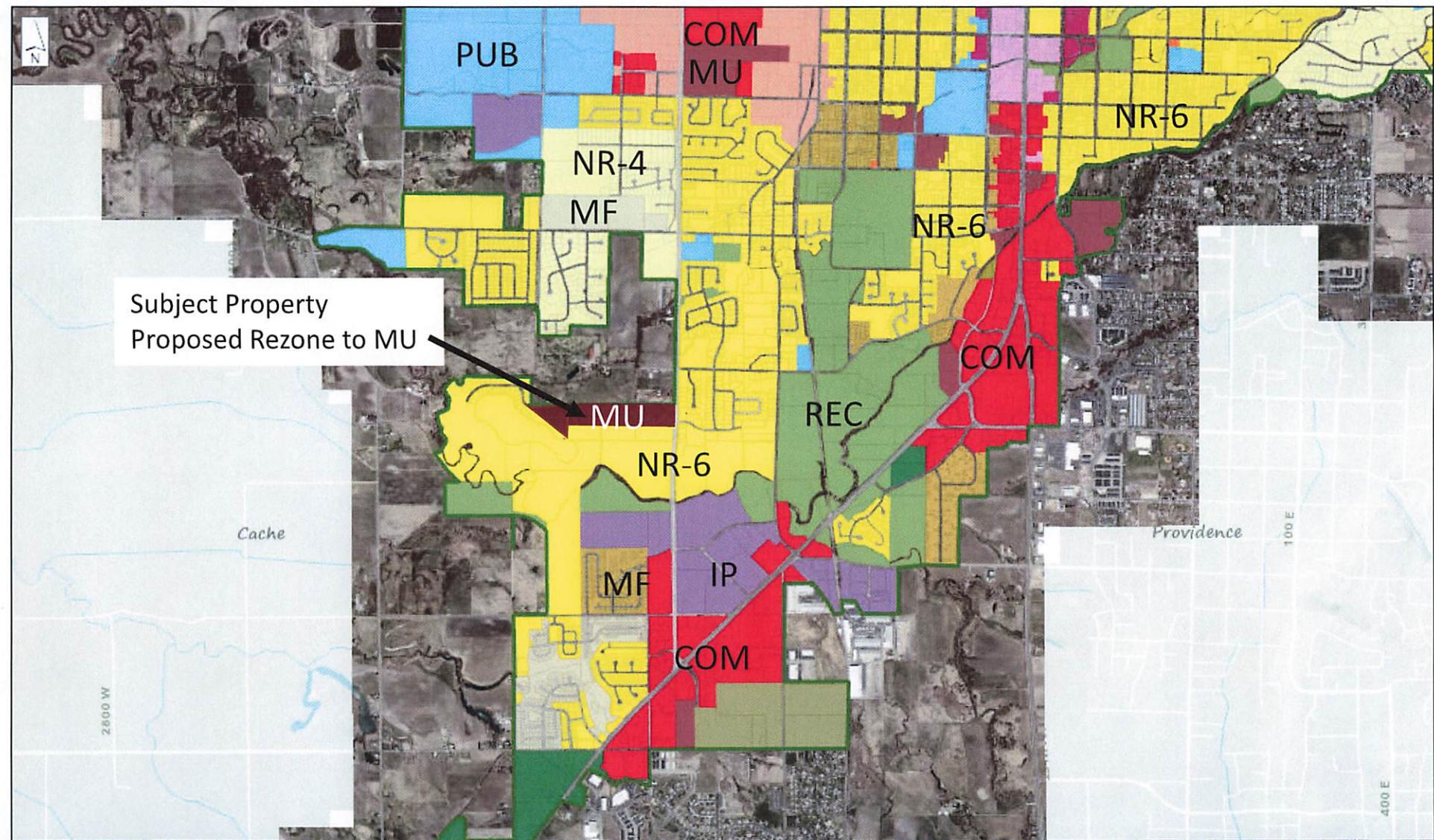


Willow Ski Lakes Rezone ~ 1100 South and 1000 W





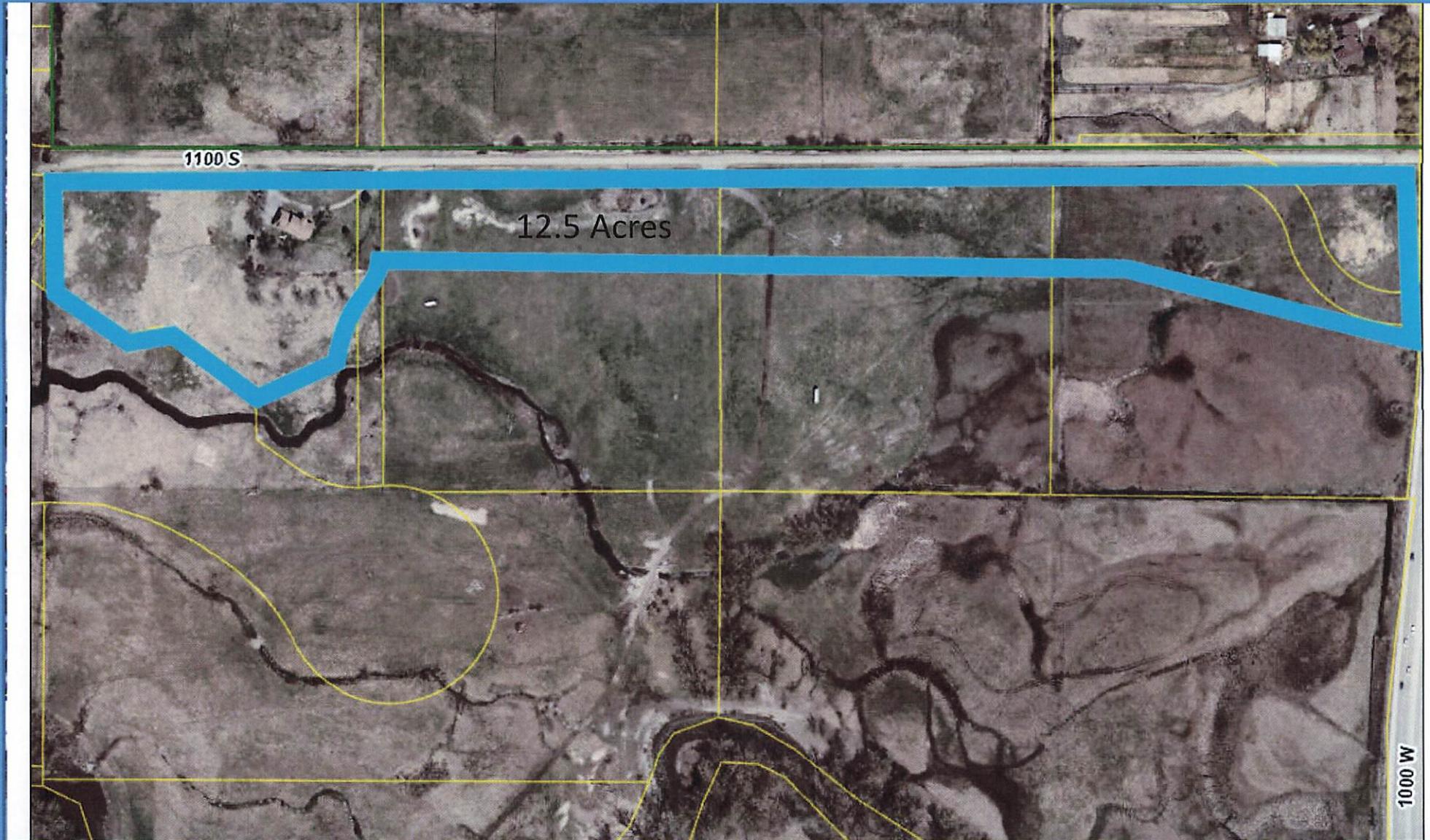
Willow Ski Lakes Rezone ~ 1100 South and 1000 W





Willow Ski Lakes Rezone

~ 1100 South and 1000 W



Planning Commission

Rezone Area

Sept. 28, 2023



