



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 9, 2023  
FROM: Tanya Rice, Planner II  
SUBJECT: Ordinance #23-35 100 North Historic Project Area Rezone

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### Summary of Planning Commission Proceedings

*Project Name:* 100 North Historic Project Area Rezone  
*Request:* Rezone from TC-2 to NR-6  
*Project Address:* Eight (8) parcels on 100 North between 100 and 200 East, specifically: TIN #06-067-0004, -0005, -0007, -0008, 0020, -0021, -0022 and -0033.  
*Recommendation of the Planning Commission:* **Deny**

On November 9, 2023, the Planning Commission recommended the Municipal Council to **deny** the 100 North Historic Project Area Rezone.

### Planning Commissioners vote (6-0):

Motion: Peterson

Second: Croshaw

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

**Nay:** none

**Abstain:** none

### Attachments

*Ordinance #23-35*

*PC Meeting Minutes*

*Staff Report*

*Slides*

**CITY OF LOGAN, UTAH**  
**ORDINANCE NO. 23-35**

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 properties TIN #06-067-0004, -0005, -0007, -0008, 0020, -0021, -0022 and -0033 in the Adams and Wilson Neighborhoods and as specifically identified in Exhibit A, as attached, are hereby zoned from Town Center 2 (TC-2) to Traditional Neighborhood Residential (NR-6).

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 Lopez, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Ernesto Lopez, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

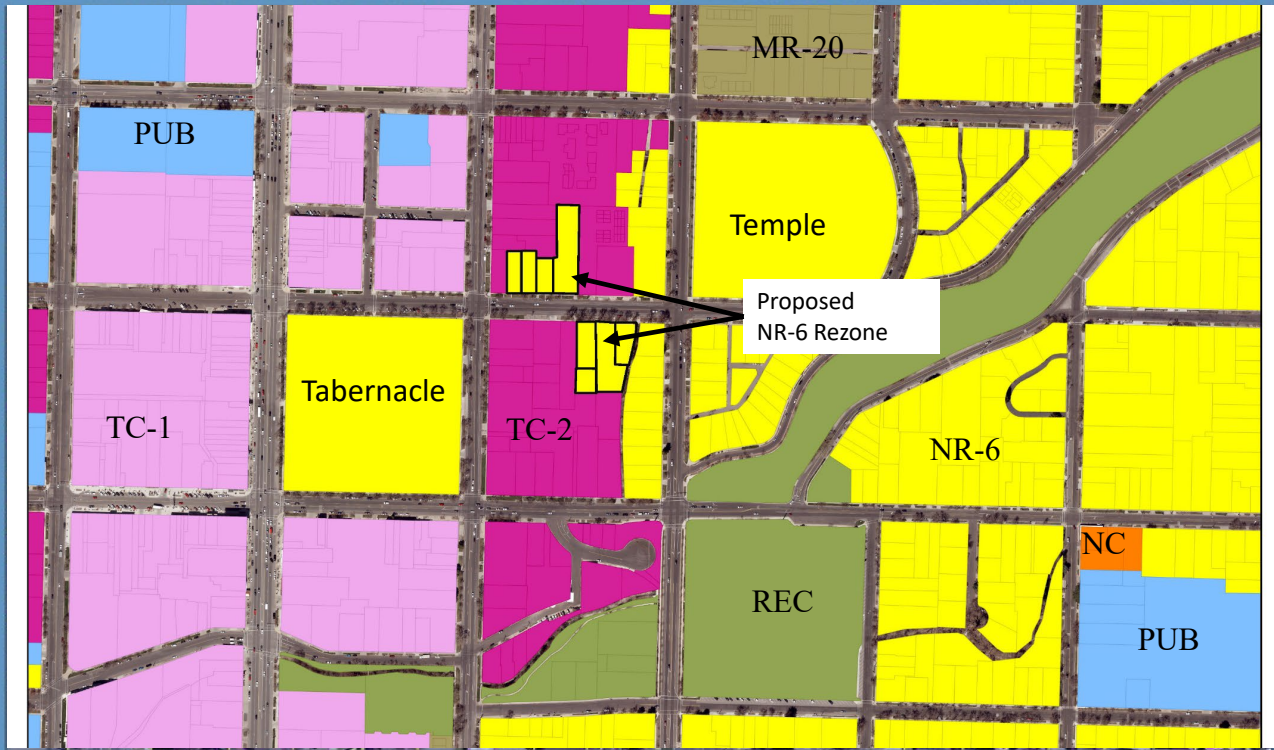
The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_,  
2023.

\_\_\_\_\_  
Holly H. Daines, Mayor

# EXHIBIT A



100 North Historic Project Area Rezone  
100 N between 100 E and canal



Planning Commission **Proposed Rezone** November 9, 2023



# PLANNING COMMISSION MINUTES

Meeting of November 9, 2023

**PC 23-056 100 North Historic Project Area – Continued from the October 12<sup>th</sup> meeting.** [Zone Change] Reed Bullen Jr, authorized agent, and property owners are requesting a Zone Change from Town Center-2 (TC-2) to Traditional Neighborhood Residential (NR-6) of the eight properties located at 107, 109, 131, 139 East 100 North and 156, 172, 178 East 100 North; TIN 06-066-0008; -0007; -0005; -0004 and 06-067-0020; -0021; -0022, -0033 in the Adams Neighborhood.

**STAFF:** Russ Holley, City Planner, reviewed the request for a rezone of eight properties located on 100 North between 100 and 200 East from Town Center Two (TC-2) to Traditional Neighborhood Residential (NR-6). The Future Land Use Plan (FLUP) shows this area as Town Center. Staff typically recommends compliance with the FLUP for consistency and predictability which are both important for planning. At the rate Logan is growing, downtown is going to expand to match the FLUP. Staff is recommending the zoning stay as is.

Commissioner Doutre asked how being in the Historic District would affect the future development of this area. R. Holley said that any of the buildings in the historic district could be demolished. The Preservation Committee strongly discourages demolition, they want history to be preserved. Any exterior remodel or new development has to go through the Historic Preservation Committee for approval to ensure that the proposed plan is compatible with the historic district with similar materials, massing, and fenestration.

**PROPONENT:** Reid Bullen, representing seven property owners with their proposed request to change the zoning of their properties, spoke about the history of the neighborhood and the homes in the area. Mr. Bullen quoted a portion of the Adams Neighborhood Plan that reads, *“The plan aims to protect the unique design and architecture characteristics of the existing housing stock and promote the appropriate preservation of historic structures that showcase the unique historic character of Logan City”*. Our houses are the definitions of historic structures in that statement. They are not requesting any change to the FLUP, only the current zoning. They are requesting this change so that when a TC-2 project is proposed in the future they have to meet the historic design standards.

**PUBLIC:** Barbara Fiechtl who lives in the area said they do not want to lose the historic nature of the existing homes on the street. They are trying to avoid the historic homes being torn down for new commercial buildings to be built.

Jane Nicholson who owns one of the homes in the project area said she doesn't want to lose these historic homes and once they are demolished, they cannot be rebuilt.

**COMMISSION:** Commissioner Doutre said there is good intention behind this request, and it may be beneficial to change the allowed uses in the TC-2 zone to ensure the historic homes remain. R. Holley said that a permitted use or an interior remodel would not require approval. Doutre asked if any changes to a Historic structure in Town Center could require a review for approval. R. Holley said that if there are any changes proposed to the exterior of a structure within the Historic District the project has to go through The Historic Preservation Committee for approval.

**MOTION:** Commissioner Peterson made a motion to forward a **recommendation of denial** to the Municipal Council for a zone change on **PC 23-056 100 North Historic Project Area** with the findings for denial as listed below. Commissioner Croshaw seconded the motion.

### FINDINGS FOR DENIAL

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 Town Center (TC).
2. The surrounding zoning is TC-2.
3. The TC-2 zone is appropriate because of the surrounding mix of commercial, multi-family and single family residential land uses.
4. Current TC-2 zoning aligns with the goals of outer core downtown as a transition between high density commercial downtown and single-family zoning farther east.
5. A rezone to a lower residential use is contrary to the long-term overall goals and visions expressed in the General Plan and current zoning.

**Moved:** E. Peterson

**Seconded:** R.Croshaw

**Approved:** 6-0

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

**Nay:**

**Abstain:**

**Project #23-056**  
**100 North Historic Project Area**  
**107-139 East 100 North and**  
**156-178 East 100 North**

**REPORT SUMMARY...**

*Project Name:* 100 North Historic Project Area  
*Proponent/Owner:* Reed Bullen Jr. / Seven Property Owners of Record  
*Project Address:* 107-139 East 100 North and 156-178 East 100 North  
*Request:* Rezone from TC-2 to NR-6  
*Current Zoning:* Town Center 2  
*Date of Hearing:* November 9, 2023  
*Type of Action:* Legislative  
*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 of approximately 2 acres comprised of eight (8) parcels located on both sides of 100 North between 100 and 200 East, specifically: TIN #06-067-0004, -0005, -0007, -0008, 0020, -0021, -0022 and -0033.

*Land use adjoining the subject properties:*

|               |                               |              |                                |
|---------------|-------------------------------|--------------|--------------------------------|
| <i>North:</i> | TC-2 COM Uses                 | <i>East:</i> | TC-2 and NR-6 Residential Uses |
| <i>South:</i> | TC-2 COM and Residential Uses | <i>West:</i> | TC-2 COM and Residential Uses  |

**Request**

On behalf of seven property owners along 100 North between 100 East to the canal, the applicant is requesting to rezone eight (8) properties from Town Center 2 (TC-2) to Traditional Neighborhood Residential (NR-6). The proposal includes four parcels on the south side of 100 North (combined 1.04 acres, Wilson Neighborhood), and four parcels on the north side of 100 North (combined 1.08 acres, Adams neighborhood) totaling just over 2 acres. Two (2) parcels are vacant lots, one home is a grandfathered triplex, and five properties are single family homes, all in the historic district.

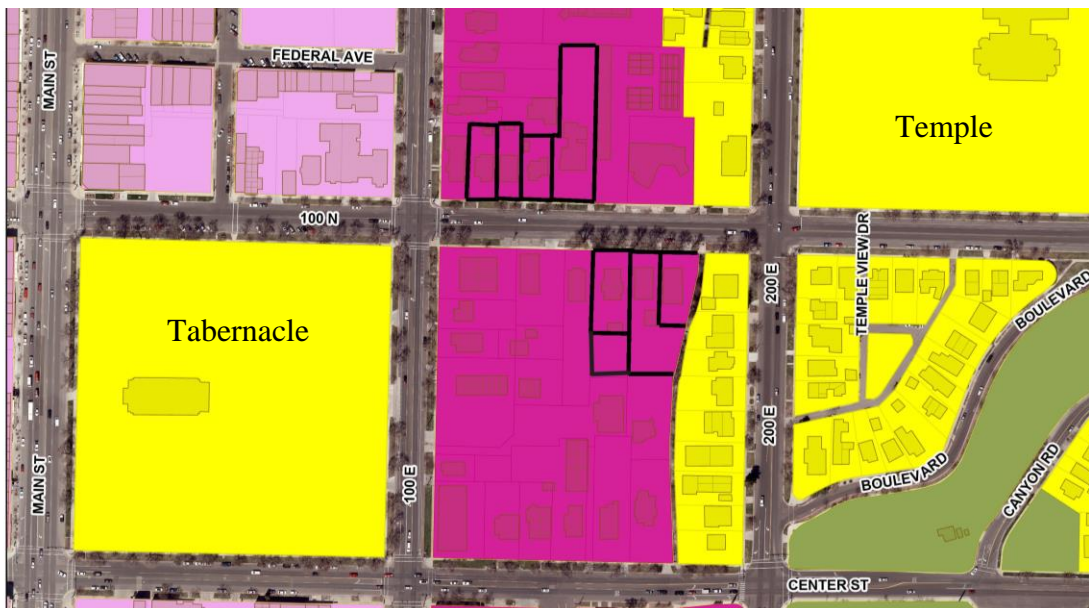


Figure 1: Subject project parcels along 100 N and surrounding current zoning designations.



### **General Plan**

The Future Land Use Plan (FLUP) adopted in 2008 designates this project area in the Town Center District (TC). The General Plan states that the intent of this district is to support and complement Logan's downtown, where the area contains the majority of the community's historic and cultural resources. The TC district extends approximately two blocks east and west of Main Street, and from 400 North to 200 South. The TC district is designated as "the central hub for both Logan and Cache Valley, and will have a mix of retail, office, residential, and civic uses. The residential Density in the TC district range from 0-30 dwelling units per acre. The subject parcels are surrounded by the TC designation. The nearest Detached Residential are located east of 200 East (yellow on FLUP).

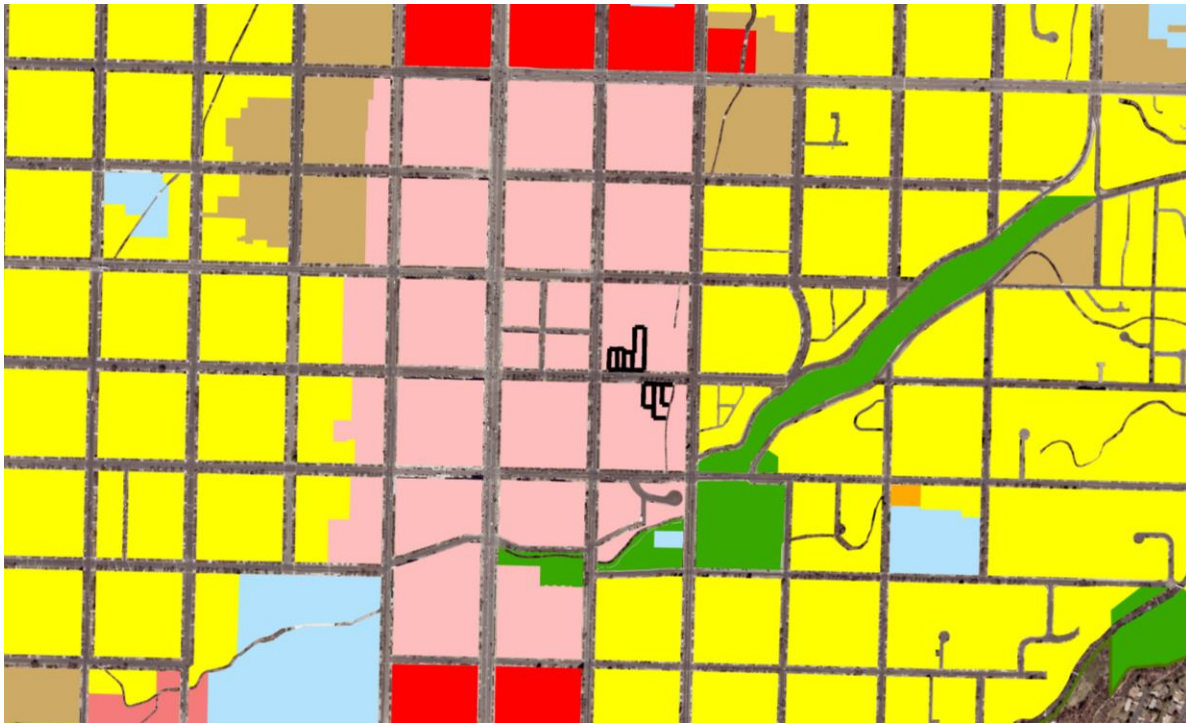


Figure 2: Logan City and Adams Neighborhood FLUP of subject project parcels along 100 N and surrounding designations

### **Adams Neighborhood Plan**

The Adams Neighborhood Plan was adopted in 2013 and outlines goals and recommendations to ensure and promote a strong sense of community specific to the Adams neighborhood. Goals related to zoning, land use and housing aim to carefully integrate and develop a mix of housing and commercial uses within both the Mixed-Use and Town Center zones in order to create additional housing opportunities outside of the Adams core residential neighborhood. The Plan also aims to protect the unique design and architecture characteristics of the existing housing stock and promote the appropriate preservation of historic structures that showcase the unique historic character of Logan City.

### **Land Development Code (LDC) - Zoning**

The current zoning district is Town Center 2 (TC-2), which encourage dense residential development in the downtown area within a compact, walkable urban form. A mixture of uses are encouraged but not required. The TC-2 zone is distinguished from the TC-1 zone in terms of the scale, use and intensity of new development in the blocks immediately West or East of Main Street and is considered the outer core of downtown Logan. This zone allows a density of up of to 30 units per acre along with a mixture of commercial uses. The City went through a deliberate and robust process to redefine the Town Center zoning districts which culminated in the adoption of Ordinance No. 18-07. This year long zoning process established TC-2 in this area as a way to buffer the residential neighborhoods further east from the development intensities of

TC-1 just west. The goal of the zoning strategy adopted in 2018 was to further implement the visions expressed in the General Plan through a methodical transition of uses and structure. Changing the zoning from TC-2 to NR-6 is contrary to the zoning action taken in Ordinance No. 18-07.

### **Neighboring Land Uses**

The surrounding developments along the same block of 100 North are a mixture of small business offices, multi-family structures, and a residential group home. Further east the land uses are comprised of a mixture of residential, while to the west, the land uses are comprised of commercial uses.



Figure 3: Existing uses by parcel along 100 North

### **Historic District and Design Standards**

The Logan Center Street Historic District is comprised of a wide variety of commercial, residential, and institutional structures built in the early 1900's and exemplify the history and settlement of Logan. Logan City values the preservation of historic structures as seen in the historic district design standards in place for buildings within the District. All project proposals in the District are evaluated for compliance with the adopted Historic District Design Standards, while most exterior construction, demolition and restoration projects are required to obtain a "Certificate of Appropriateness" from the Historic Preservation Committee.

### **Rezone**

The applicant is requesting a rezone of eight parcels from TC-2 to NR-6 on behalf of seven parcel owners. In the NR-6 zone, the Land Development Code (LDC) permits single family residential dwellings with minimum lot sizes of 6,000 square feet and a maximum gross density of six units/acre. The proposed zoning would permit one SFR while the existing TC-2 zone would allow a mixture of residential and commercial uses, with a maximum residential occupancy of 30 units/acre.

### **Staff Summary**

Seven of the eight parcels requested in this rezone are along 100 North and one parcel is a vacant infill lot. Five of the parcels in the proposal are owner occupied historic single-family



homes built between 1910 and 1949. The other parcels are rentals and vacant lots. A review of the 100 North block's zoning history revealed the northern four parcels have been commercially zoned since 1950 and the southern four parcels commercial zoned since 2000. The surrounding land uses are predominantly commercial and multi-family structures. Other than the subject parcels, the nearest single-family homes are on the edge of TC-2 along 200 East. From staff's review, the proposed rezone does not align with the Logan City Future Land Use Plan and the Adams Neighborhood Plan, both of which designate the area as downtown commercial. The proposed rezone request is also contrary to Ordinance 18-07 and the expectations that came from that zoning work. This downtown block is zoned TC-2 and intended to be a transition between high density commercial downtown and single-family zoning farther east. A rezone to a lower residential use is contrary to the long-term overall goals and visions expressed in the General Plan and current zoning.

The Adams Neighborhood Plan promotes preservation of historic homes. The historic homes add meaning and character to the downtown area and should be protected with the historic preservation design standards and processes. The current TC-2 zoning promotes the preservation of these historic buildings through the ability to convert existing structures to a variety of different uses that can be restorative, e.g., office or small retail space. Downzoning the project area removes this future ability. While there may be unknown alterations and redevelopment of this block in the future, the current TC-2 zoning aligns with the goals of outer core downtown. Staff considers the efforts and desires of previous planning efforts conducted with the FLUP, Adams Neighborhood Plan, and Town Center Zoning important and the TC-2 zoning district should be retained. Staff recommends denial of this rezone request.

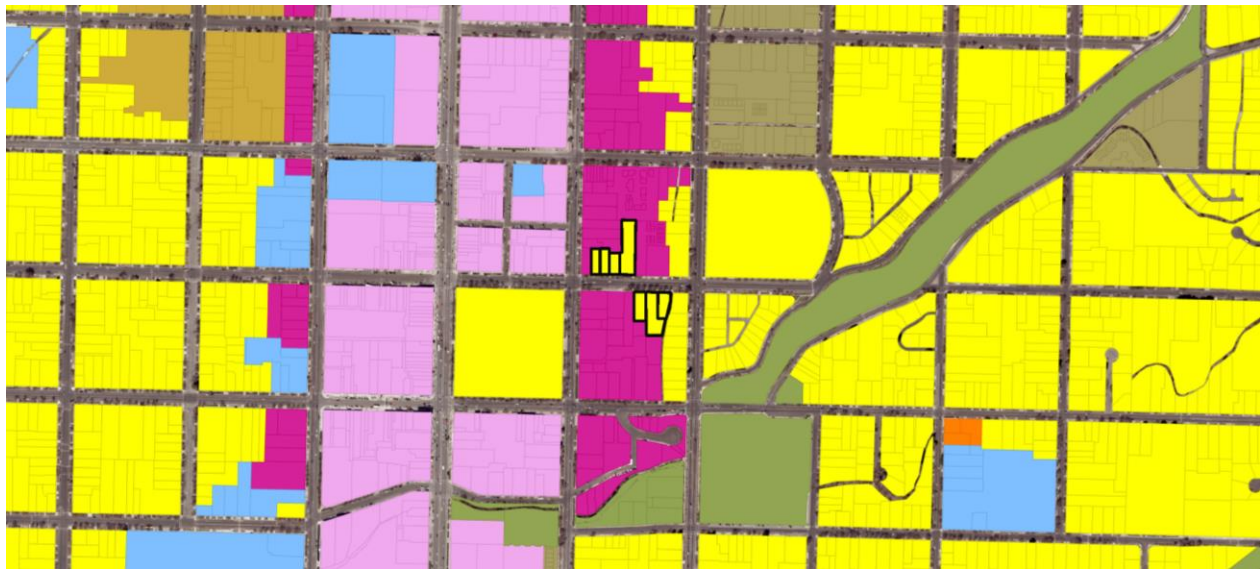


Figure 3: NR-6 rezoned designation of subject project parcels and surrounding designations

### **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received.

### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, staff has received one phone call from the Anniversary Inn concerning what impact the rezone would have on the surrounding areas. After clarification, the caller had no objection to the rezone.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 10/28/23, posted on the City's website and the Utah Public Meeting website on 10/30/23 and mailed out to adjacent property owners within 300' on 10/23/23.

## **RECOMMENDED FINDINGS OF DENIAL**

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 Town Center (TC).
2. The surrounding zoning is TC-2.
3. The TC-2 zone is appropriate because of the surrounding mix of commercial, multi-family and single family residential land uses.
4. Current TC-2 zoning aligns with the goals of outer core downtown as a transition between high density commercial downtown and single-family zoning farther east.
5. A rezone to a lower residential use is contrary to the long-term overall goals and visions expressed in the General Plan and current zoning.

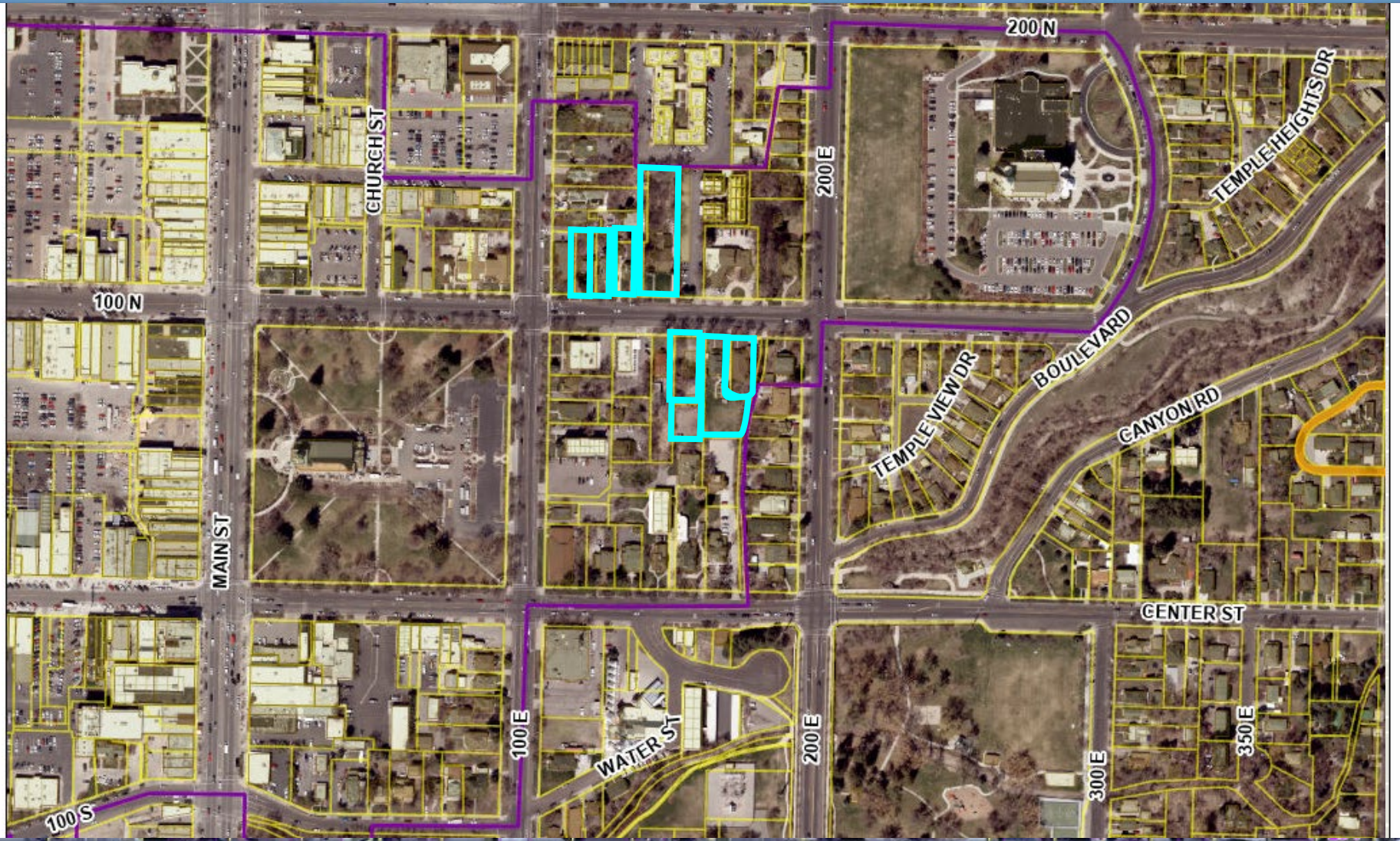
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.

**PC #23-056**

# **100 North Historic Project Area Rezone**

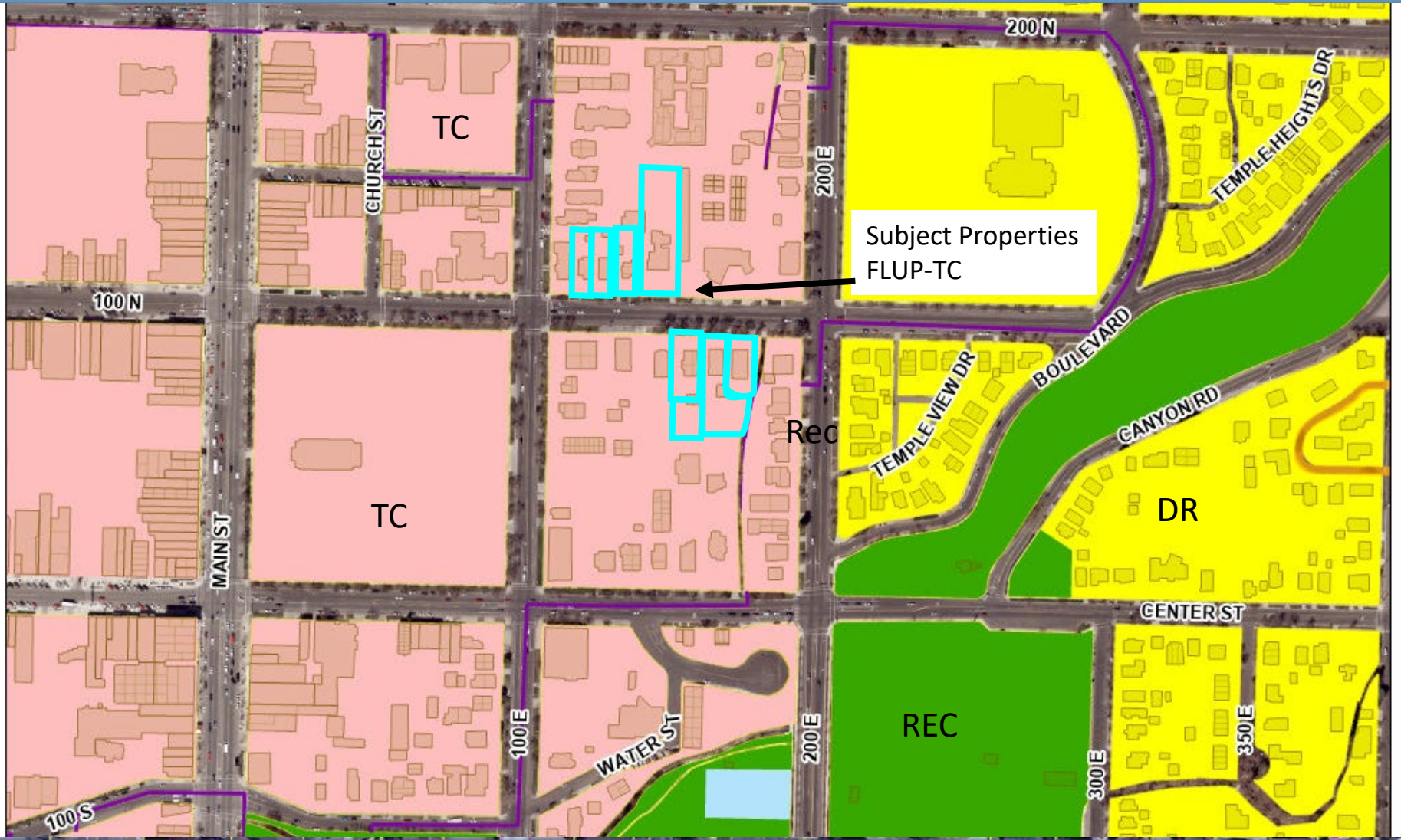


# 100 North Historic Project Area Rezone 100 N between 100 E and canal



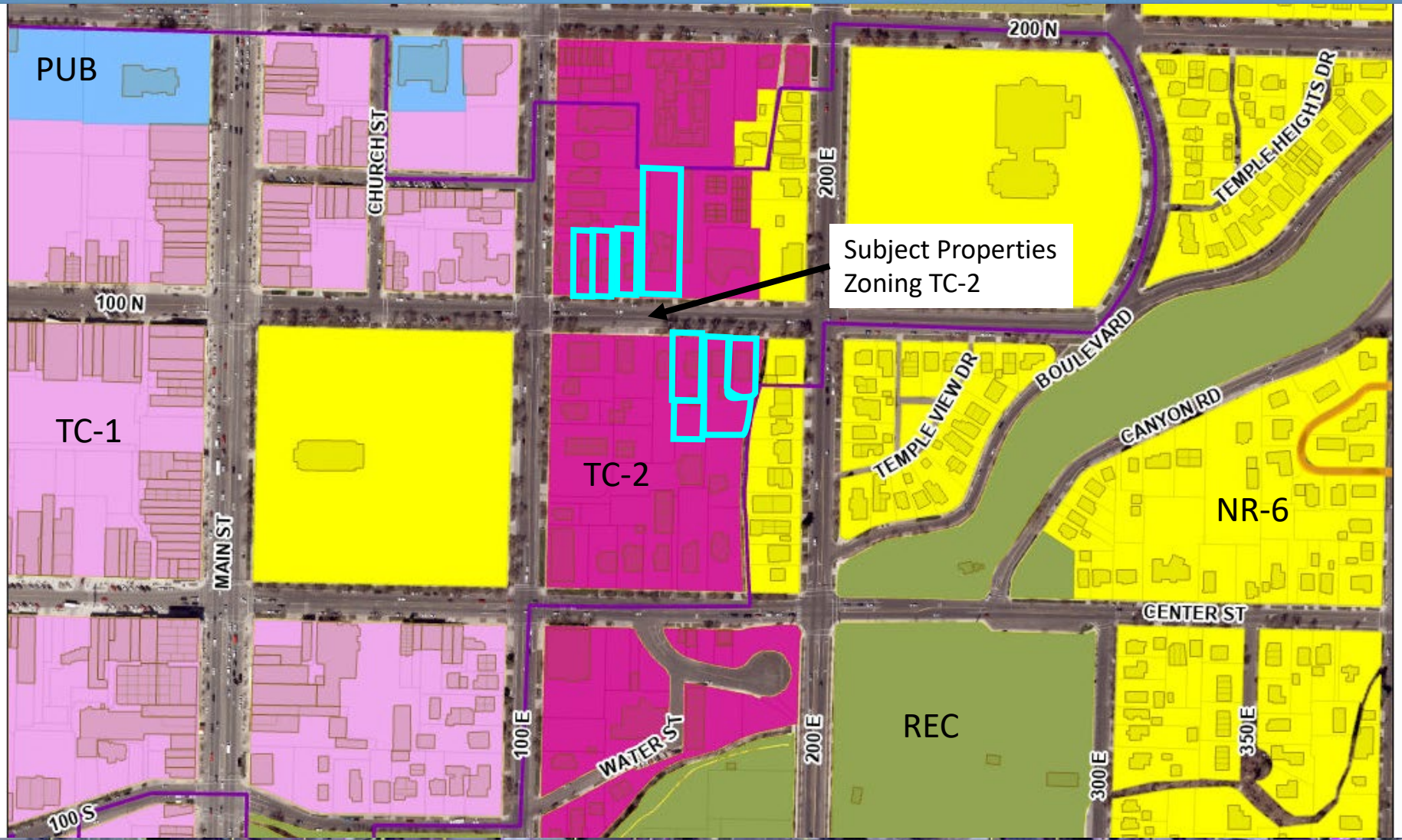


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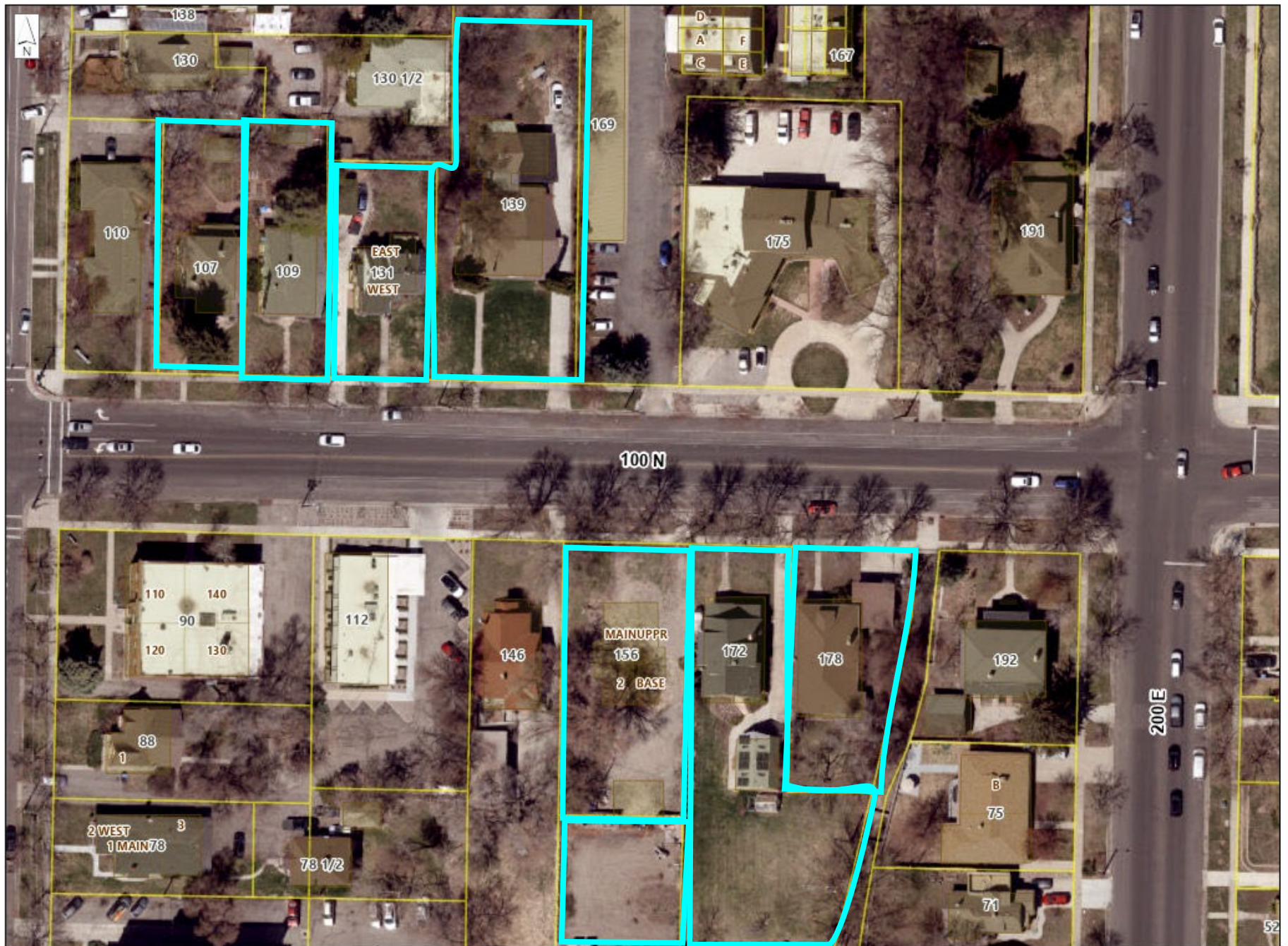




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