



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 19, 2024
FROM: Mike DeSimone, Director
SUBJECT: Ordinance #24-25 (10th West Airport Properties Annexation)

The proposed annexation request was sent to the Planning Commission for review and recommendation to the Council. The proposal was also sent to all City Departments and Affected Entities for review, and any comments we have received are included with the PC staff report (attached). This item was reviewed by the Planning Commission on November 14, 2024; however, in order to get the supporting documentation into the Municipal Council packet for the 11/19/24 meeting date, this cover memo lacks the specific PC recommendation and voting record. I will provide an updated cover memo following the 11/14 PC hearing and prior to the Council's 11/19/24 workshop.

Summary of Planning Commission Proceedings

Project Name: 10th West Airport Properties Annexation
Request: Annexation Ordinance
Project Address: 2200 North 1000 West
Recommendation of the Planning Commission:

Planning Commissioners vote ():

Motion:

Second:

Yea:

Abstain: **Nay:**

Attachments

Ordinance #24-25

Staff Report (PC – 11/14/24)

Annexation Certification

Annexation Plat

CITY OF LOGAN, UTAH
ORDINANCE NO. 24-25

**AN ORDINANCE ANNEXING PROPERTY TO THE MUNICIPALITY OF THE
CITY OF LOGAN**

**SECTION 1: BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL, AS
FOLLOWS:**

WHEREAS, the petition filed by Steven Taylor on behalf of RC Smithfield LLC, Above Tree Line Properties LLC, George L. Talbot Trust, and Knowles Development LLC, for the purpose of annexing 57.99 acres, more or less, to the municipality of the City of Logan has been accepted and certified as required by law; and

WHEREAS, comments have been requested from the county government and other affected entities within the area, and the local boundary commission; and

WHEREAS, the Planning Commission reviewed the petition and recommended that the City Council approve the petition with an assigned zoning of Industrial Park (IP); and

WHEREAS, no protest has been filed with the Cache Boundary Commission;

**NOW THEREFORE, BE IT ORDAINED BY THE LOGAN MUNICIPAL COUNCIL
THAT THE FOLLOWING ANNEXATION TO THE CITY OF LOGAN IS APPROVED**

A part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 12 North Range 1 East of the Salt Lake Base and Meridian, Logan, Utah, and more particularly as described in Attachment A.

The subject property is contiguous to Logan City, is located at on the east side of 1000 West at approximately 2200 North and is identified as TIN: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC). The total area of annexation contains approximately 57.99 acres.

That certain map entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the subject properties as specifically identified in Attachment A, are hereby zoned Industrial Park (IP).

SECTION 2: Effective Date. This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL THIS _____ DAY OF _____
_____, 2024.

AYES:

NAYS:

ABSENT:

Amy Z. Anderson, 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 _____, 2024.

Amy Z. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this ____ day of _____, 2024.

Holly H. Daines, Mayor

Attachment A

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 12 North Range 1 East of the Salt Lake Base and Meridian.

Beginning at a point on the existing Logan City Corporate Limits Line located at the brass cap monumenting the southeast corner of said Section 17 from which the east quarter corner of said Section 17 bears north 00°17'48" east, a distance of 2625.31 feet; thence running along said Corporate Limits Line the following three (3) courses:

- (1) South 01°25'05" West, a distance of 709.16 feet;
- (2) North 88°42'20" West, a distance of 674.20 feet;
- (3) North 88°25'56" West, a distance of 583.95 feet to a point on the East right-of-way line of 1000 West;

Thence running along said East right-of-way line the following ten (10) courses:

- (1) North 00°48'48" East, a distance of 395.90 feet;
- (2) North 00°48'37" East, a distance of 150.79 feet;
- (3) North 00°53'11" East, a distance of 20.00 feet;
- (4) North 00°48'24" East, a distance of 647.72 feet;
- (5) North 00°53'11" East, a distance of 26.00 feet;
- (6) North 00°48'20" East, a distance of 309.54 feet;
- (7) North 00°36'41" East, a distance of 65.00 feet;
- (8) North 00°53'57" East, a distance of 99.50 feet;
- (9) North 00°42'06" East, a distance of 63.50 feet;
- (10) North 00°34'09" East, a distance of 209.54 feet to a point on said Corporate Limits Line;

Thence running along said Corporate Limits Line the following two (2) courses:

- (1) North 89°58'53" East, a distance of 1255.05 feet;
- (2) South 00°17'48" East, a distance of 1310.00 feet to the point of beginning.

Containing 57.99 +/- acres.



Project #24-044 10th West Airport Properties Annexation

REPORT SUMMARY...

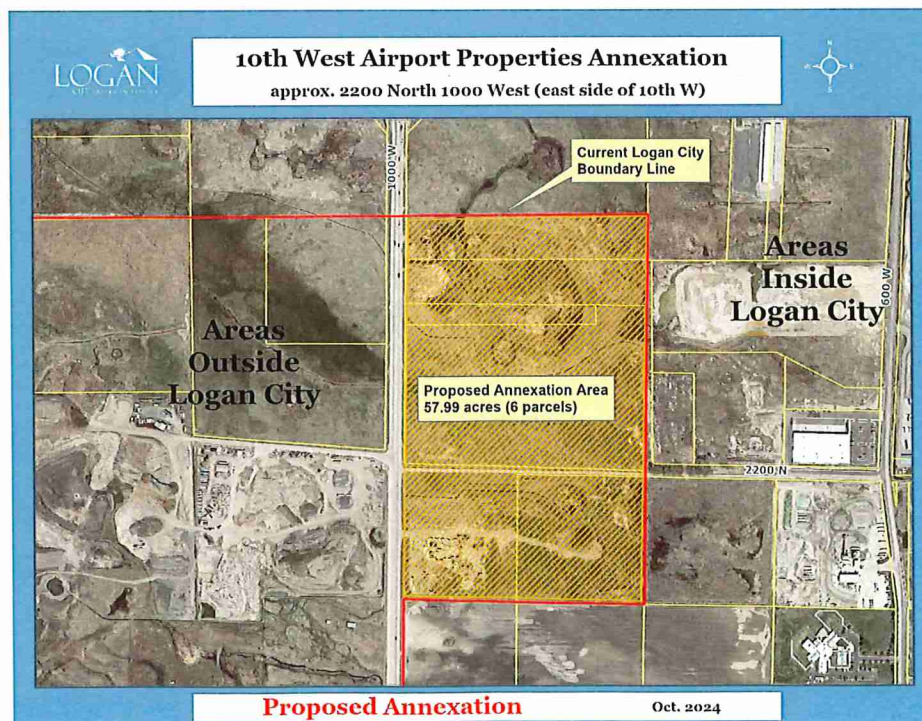
<i>Project Name:</i>	10 th West Airport Properties Annexation
<i>Proponent/Owner:</i>	Steve Taylor/RC Smithfield LLC, Above Tree Line Properties, LLC, George L. Talbot TR, Knowles Development LLC
<i>Project Address:</i>	1000 West 2200 North
<i>Request:</i>	Annexation Review & Recommendation
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	November 5, 2024
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed 10th West Airport Properties (Taylor) with proposed Industrial zoning.

PROPERTY LOCATION

The subject property is located at on the east side of 1000 West at approximately 2200 North, is contiguous to Logan City, and consists of six parcels: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC). The site contains approximately 57.99 acres. The site is north of the Global Property/Zollinger Annexation approved in 2022.



BACKGROUND

Annexation petitions are referred to the Planning Commission for a recommendation to the Logan Municipal Council. According to Section 17.53.040.A.3, the Planning Commission shall hold a public hearing on the proposed annexation request and then make a recommendation to the Council.

ANNEXATION REVIEW PROCESS

Annexations are governed by Utah Municipal Code 10.2.4 and the Land Development Code. The following process and dates have been followed for the current annexation petition:

- 9/16/24 - Applicant filed Petition with Cache County Recorder
- 9/20/24 - Applicant filed Petition with City of Logan
- 10/1/24 - City sent Notice of Intent to Affected Entities
- 10/16/24 - City Council Accepted the Petition
- 10/16/24 - City Recorder Certified the Petition
- 10/19/24 - City Recorder published public notice & established the 30 day protest period.
- 10/16/24 - CD sends Public Notice to owners within ½ mile of site and distributes Petition to governmental entities for review.
- 11/14/24 - Planning Commission hearing & recommendation on Petition
- 11/19/24 - Council Workshop on Petition
- 11/19/24 - Protest Period Expires
- 12/03/24 - Council Hearing on Petition
- 12/04/24 – 2/2/24 – Applicant has 60 days to finalize the Annexation Plan, and once finalized, the Recorder sends the signed Annexation Plat & decision to Utah Lt. Governor's office for approval.

ANNEXATION EVALUATION

According to LDC Chapter 17.53.040.A.4, the following items need to be considered during the evaluation of an annexation request.

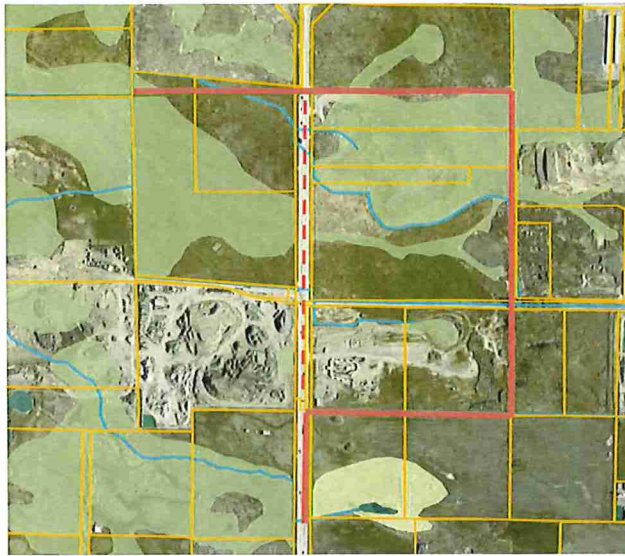
- *An accurate map of the proposed annexation area showing the boundaries, property ownership, and significant critical lands;*

The petition includes a surveyed annexation map (included as an attachment) while the map shows surrounding property ownership. The red line is the current Logan city boundary while the hatched line shows the proposed city boundary post annexation. The property directly south was annexed into Logan in 2022.

The map below shows the presence of wetlands on the site. Wetland delineations and environmental reviews have either been conducted, or are under contract, for most of the properties and will be required with design review permits application.

The site is located south of the Logan Cache airport and is located within the Airport Overlay Zone. While the airport overlay zone does not affect the





annexation of the property (or vice versa), future development plans will be subject to any limitations placed on it by the airport overlay zone, namely potential height limitations for new construction. The annexation request has been sent to the airport for review and comment.

- *Current and potential population of the annexation area;*

The annexation area is either undeveloped, used for agricultural or used to store construction and development materials. Areas immediately adjoining this site are engaged in similar land uses while further east or south are more developed industrial

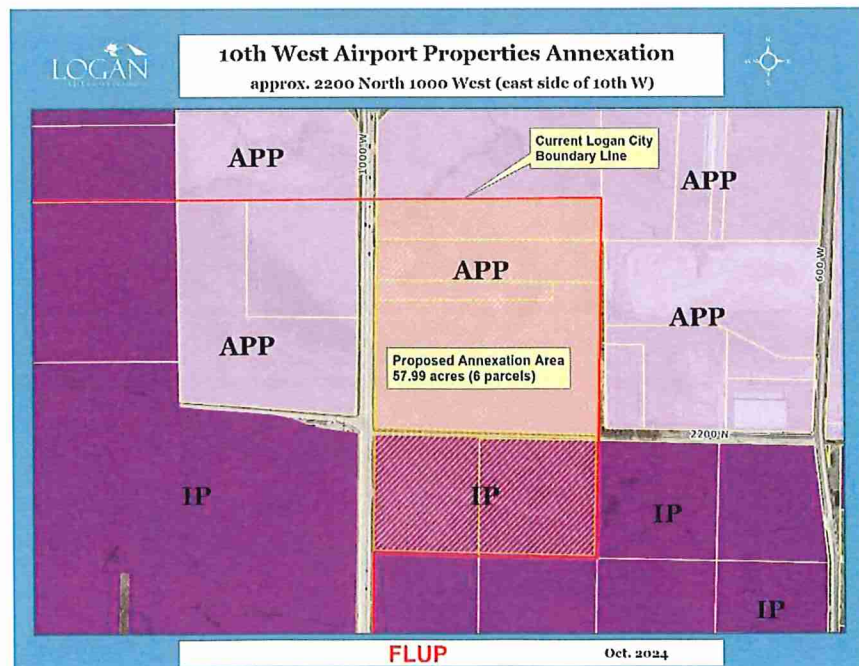
buildings and uses. There are no residential uses in the immediate vicinity. Current and potential population of this area are both zero.

- *Current and potential residential densities of the annexation area and the immediate neighborhoods;*

The site is proposed for Industrial uses. No residential density are anticipated. Both the General Plan and Zoning support future industrial development in this area.

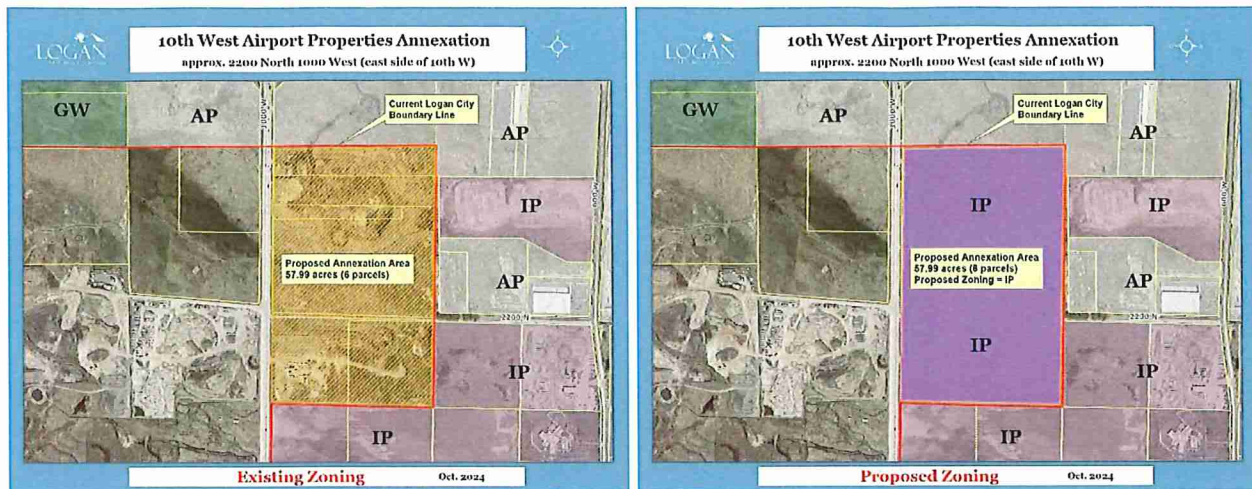
- *Existing land uses and development character of adjoining properties and neighborhoods;*

The annexation area is undeveloped, used for agricultural, or used to store construction and development materials. The surrounding land uses are similar in nature. The annexation of this site and any future industrial type of project is compatible with the surrounding area. The property immediately west of 1000 West is also preparing annexation and development plan, including the extension of 2200 North and municipal services necessary for serving future industrial development.



- *Current and proposed Future Land Use Plan Map designations;*

Airport (AP) and Industrial (IP).



- *Current and proposed zoning designations of immediate area and proposed annexation area;*

The area around the site is zoned both Industrial (IP) & Airport (AP). The applicant is proposing to zone the site Industrial.

- *Statement as to how the proposed annexation area, and its proposed land uses, would contribute to the achievement of the goals and policies of the Logan City General Plan;*

The subject parcels are designated as Airport in the FLUP and surrounded by both Airport and Industrial zoning. Generally, the area is moving towards more industrial development than airport focused types of uses. Directly east and west of the site are large rock, gravel, sand, concrete and asphalt facilities while further south are several manufacturing and warehousing facilities. The property directly west is preparing an annexation request into the City with development plans for large warehousing and industrial uses. The airport is approximately ¼ mile north. The applicant (Taylor) will be submitting an application for a multi-tenant industrial/commercial project on the "Above the Treeline" property once the annexation is complete and the environmental work is done. The anticipated building design and ranges of uses are generally allowable in the Airport zone, but more compatible with the Industrial zone. The future development of this site expands Logan's industrial land base thereby contributing to growth in the City's tax base and employment opportunities.

- *Assessed valuation of the current properties;*

According to Cache County, the market value of 04-066-0007 (RC Smithfield LLC) is \$486,948, market value of 04-066-0008 (Above Tree Line Properties, LLC) is \$489,090, market value of 04-066-0011 (George L. Talbot TR) is \$192,066, market value of 04-066-0009 (George L. Talbot TR) is \$1,137,759, market value of 04-076-0008 (Knowles Development LLC) is \$604,758 and the market value of 04-076-0009 (Knowles Development LLC) is \$714,000.

- *Anticipated demand for municipal services for the proposed annexation area;*

The applicant indicated their preliminary development plans include both industrial and commercial uses. They are anticipating they will need water, sewer, access to public roads, and electrical service, all of which are available in 1200 West, 1000 West and 600 West. The parcels are located on two future gridded streets (2200 North and 800 West) and will be required to dedicate and improve those roadways at the time of development.

In regard to municipal services, the City's Department of Public Works responded with the following comments:

- 1) The are substantial areas of apparent wetlands in these parcels. City will require Army Corps approved delineations prior to submitting for Development Permits.
- 2) The existing sewer line in 1000 West is currently not connected to the City's sewer system. Additional improvements will need to be constructed to provide sewer services to the properties including extending a sewer line west to the 1200 W alignment along the 2200 North alignment.
- 3) An existing 12-inch water line exists in 1000 West and would be able to supply water for the developments, a fire flow analysis will be required during the development process for each lot to confirm the City's minimum requirements are met.
- 4) Access to the UDOT right of way will require UDOT approval. Developments will be required to construct street improvements on 1000 West including travel lane, parking lane, curb and gutter, park strip, and sidewalk as identified in the City's Public Works Design Standards.

- *Distances from existing utilities to property;*

Utilities are generally adjacent to the site.

- *Distances to public schools, parks, commercial areas;*

Bridger Elementary and Bridgerland Park are located approximately one mile south. There are a variety of industrial and commercial uses within ½ mile of the site.

- *Traffic generated by expected land uses at buildout;*

Unknown at this time as the actual uses are not known.

- *Assessment of service and capacity demands;*

The annexation request was sent to all City departments and other governmental entities for comments relative to service and capacity demands. Light & Power responded with no issues and the response from Public Works is listed above.

- *Any special requirements due to the presence of environmentally sensitive areas.*

The overall site appears to contain wetlands; therefore, the City will require wetland delineations be conducted and submitted with all development applications. Depending upon the delineation, additional permitting through the U.S. Army Corps of Engineers may be required.

- *Effect the annexation will have upon City boundaries and whether the annexation will ultimately create a potential for islands, undesirable boundaries, and difficult service areas;*

This annexation petition is a logical extension of City boundaries and does not create any islands, undesirable boundaries, or difficult service areas.

- *A specific timetable for extending services to the area and how these services would be financed;*

The applicant has not provided a specific timeframe for service needs; however, the applicant is planning on applying for Design Review Permits following the finalization of the annexation.

- *Potential revenue generated by the proposal versus service costs;*

According to Cache County, the amount of tax collected in 2023 for all parcels is as follows: 04-066-0007 - \$3,374.26; 04-066-0008 - \$3.53; 04-066-0011 - \$4.28; 04-066-0009 - \$34.77; 04-076-0008 - \$4,190.62; and 04-076-0009 - \$4,947.60. Changing the use of these parcels to industrial or commercial will substantially increase their taxable values and overall taxes collected.

- *An estimate of the tax consequences to residents of the annexation area;*

None.

- *Planning Commission recommendation;*

TBD

- *Recommended zoning for the areas under consideration;*

Industrial

- *Recommendations or comments from City Departments or Affected Entities;*

Public Works comments are provided above.

- *Findings substantiating whether the proposed annexation petition and annexation plat comply with the requirements of this Chapter, Utah Code, and the Logan City Annexation Policy Plan;*

See findings below.

STAFF RECOMMENDATION AND SUMMARY

Staff recommends the Planning Commission forward a positive recommendation to the Council on the annexation petition with the proposed Industrial Zone designation.

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment.

PUBLIC NOTIFICATION

The public notification process is discussed above. All requirements have been met.

AGENCY AND CITY DEPARTMENT COMMENTS

Any comments from other governmental entities or City departments have been included with this report.

RECOMMENDED FINDINGS FOR APPROVAL

1. The proposed 10th West Airport Properties Annexation request is a logical extension of Logan City boundaries.
2. The annexation petition is consistent with the Logan General Plan.
3. The annexation and future development of this site is compatible with neighboring land uses. The request to annex into Logan City as Industrial zoned property in this location is consistent with the General Plan and adjacent land uses.
4. The site has access to municipal services and the City has the capacity available to serve this site.
5. Any comments received from Affected Entities have been considered in the preparation of this annexation review and recommendation.
6. All minimum public notification requirements established by Utah State Law have been met.

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.

**CITY OF LOGAN, UTAH
ANNEXATION CERTIFICATION**

TO: Logan Municipal Council

RE: The 10th West Airport Properties Annexation located on the east side of 1000 West at approximately 2200 North, consisting of six parcels: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC). The site contains approximately 57.99 acres and Steven C. Taylor is the applicant.

I, Teresa Harris, Recorder of the City of Logan, Utah, do hereby accept and certify that the Petition for Annexation filed in my office on 9/23/24 for the following described properties meets the requirements of UCA 10-2-403.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 12 North Range 1 East of the Salt Lake Base and Meridian.

Beginning at a point on the existing Logan City Corporate Limits Line located at the brass cap monumenting the southeast corner of said Section 17 from which the east quarter corner of said Section 17 bears north 00°17'48" east, a distance of 2625.31 feet; thence running along said Corporate Limits Line the following three (3) courses:

- (1) South 01°25'05" West, a distance of 709.16 feet;
- (2) North 88°42'20" West, a distance of 674.20 feet;
- (3) North 88°25'56" West, a distance of 583.95 feet to a point on the East right-of-way line of 1000

West; Thence running along said East right-of-way line the following ten (10) courses:

- (1) North 00°48'48" East, a distance of 395.90 feet;
- (2) North 00°48'37" East, a distance of 150.79 feet;
- (3) North 00°53'11" East, a distance of 20.00 feet;
- (4) North 00°48'24" East, a distance of 647.72 feet;
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- (9) North 00°42'06" East, a distance of 63.50 feet;
- (10) North 00°34'09" East, a distance of 209.54 feet to a point on said Corporate Limits Line; thence

running along said Corporate Limits Line the following two (2) courses:

- (1) North 89°58'53" East, a distance of 1255.05 feet;
- (2) South 00°17'48" East, a distance of 1310.00 feet to the point of beginning. Containing 57.99 +/-

acres.

The designated contact sponsor:
Steven C. Taylor
528 N. Main Street
Logan, UT 84321


Teresa Harris, City Recorder



This Certification was provided to the Logan Municipal Council on the 15th day of October, 2024, with a copy mailed, postage prepaid on the 16th day of October, 2024, to:

Steven C. Taylor
528 N. Main St.
Logan, UT 84321

Cache County Council
199 North Main
Logan, UT 84321

DATED this 16th day of October, 2024.



A handwritten signature in blue ink, appearing to read "Teresa Harris", written over a horizontal line.

Teresa Harris, Recorder

CP 100-8-0-90005
STL

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
FOR PURPOSES OF ANNEXING REAL PROPERTY INTO THE CITY OF LOGAN**

The Municipal Council of the City of Logan has accepted the petition of Steven C. Taylor, on behalf of 10th West Airport Properties Annexation, for the purposes of annexing 57.99 acres, more or less, into the City of Logan.

The Recorder of the City of Logan certified to the Municipal Council on October 15, 2024 that the petitioned annexation meets the statutory requirements of Utah Code Ann. §10-2-403.

The subject property is contiguous to Logan City, is located at on the east side of 1000 West at approximately 2200 North and is identified as TIN: 04-066-0007 (RC Smithfield LLC), 04-066-0008 (Above Tree Line Properties, LLC), 04-066-0011 & 04-066-0009 (George L. Talbot TR), and 04-076-0008 & 04-076-0009 (Knowles Development LLC). The area of annexation is described as follows:

Boundary Description

A part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 12 North Range 1 East of the Salt Lake Base and Meridian.

Beginning at a point on the existing Logan City Corporate Limits Line located at the brass cap monumenting the southeast corner of said Section 17 from which the east quarter corner of said Section 17 bears north 00°17'48" east, a distance of 2625.31 feet; thence running along said Corporate Limits Line the following three (3) courses:

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- thence running along said Corporate Limits Line the following two (2) courses:
- (1) North 89°58'53" East, a distance of 1255.05 feet;
 - (2) South 00°17'48" East, a distance of 1310.00 feet to the point of beginning.

Containing 57.99 +/- acres.

The complete annexation petition and supporting documentation is available for inspection and copying in the offices of the City Recorder, City of Logan 290 North 100 West Logan, Utah 84321 and in the Department of Community Development at the same address during regular City business hours. More information is available by contacting Mike DeSimone, Director of Community Development, at 435-716-9022 or mike.desimone@loganutah.org.

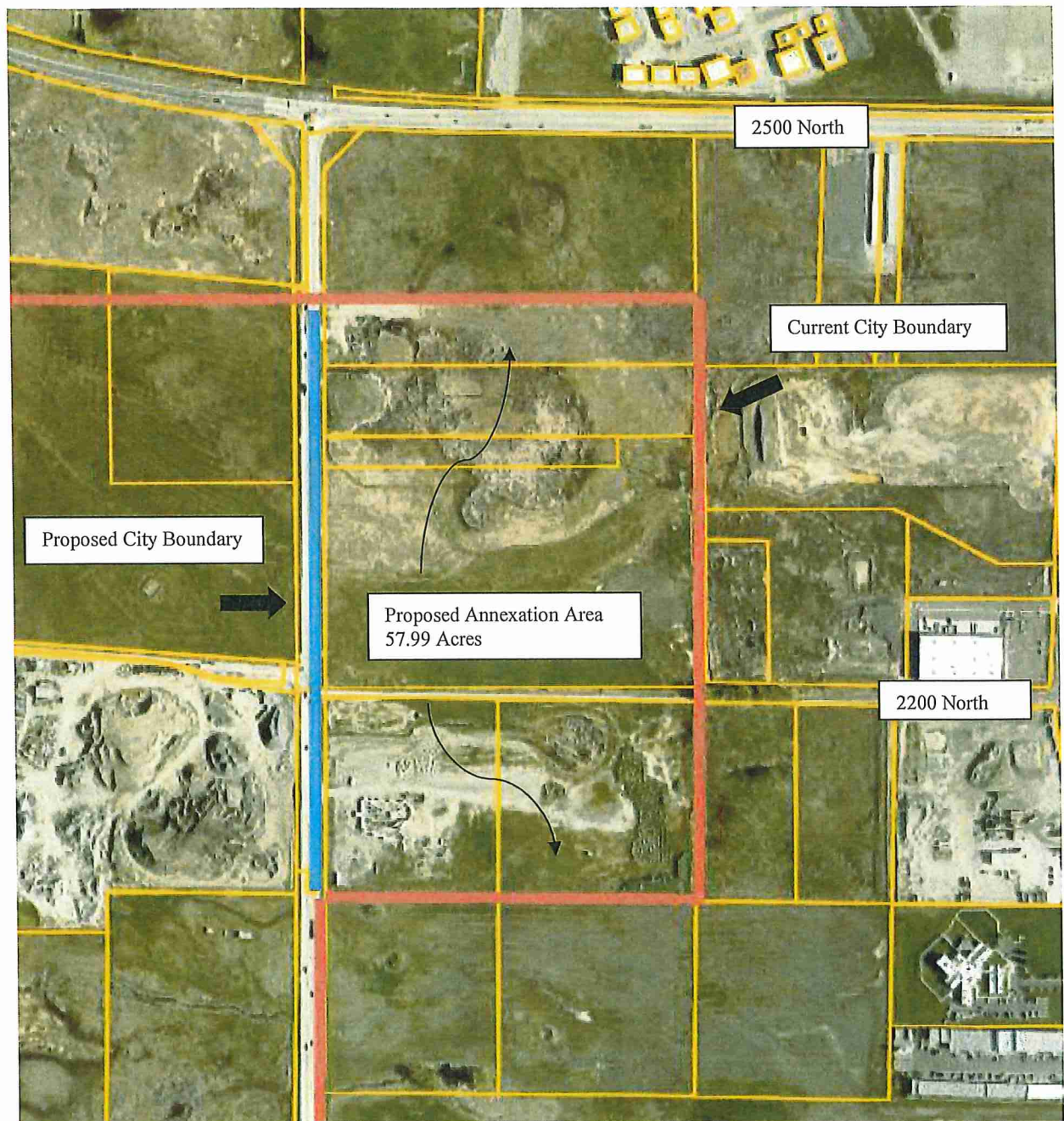
The Logan City Planning Commission has scheduled a public hearing on this proposed annexation on Thursday, November 14, 2024, at 5:30 p.m. to be held in the Municipal Council Chambers at Logan City Hall, 290 North 100 West, Logan where they will review the request and make a recommendation on the annexation to the Logan Municipal Council.

The Municipal Council of the City of Logan may approve the annexation following a public hearing on Tuesday, December 3, 2024 beginning at 5:30 p.m. in the Municipal Council Chambers at the Logan City Hall, 290 North 100 West, Logan. This public hearing will take place and action may be taken unless a

protest is filed with the Cache County Boundary Commission. A protest to the proposed annexation may be filed by the legislative body or governing board of an affected entity or the owner of rural real property as defined in Utah Code Ann. §17B-2a-1107.

The written protest must be filed with the Cache County Boundary Commission, 199 North Main, Logan, Utah 84321, no later than 4:00 p.m. on November 19, 2024 and a copy of the protest delivered to the Logan City Recorder, 290 North 100 West, Logan, Utah 84321. Failure to meet any and all of the requirements specified in Utah Code shall invalidate the protest.

Teresa Harris, Logan City Recorder
Publication Dates: October 19, 2024



Certificate of Notice

County of Cache

An

Annexation Notice

*was mailed to the affected entities regarding
an annexation request into Logan City Utah by*

Steven Taylor

On

9/20/2024

Byron S. Belm

