

CITY OF LOGAN, UTAH
ORDINANCE NO. 15-03

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 17.14: "General Development Standards: Residential Zones" 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 _____, 2015.

AYES:
NAYS:
ABSENT:

Jeannie Simmonds, Chair

ATTEST:

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ___ day of _____, 2015.

Jeannie Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ___ day of _____, 2015.

Craig Petersen, Mayor



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: January 27, 2015
FROM: Mike DeSimone, Director
SUBJECT: LDC Text Amendment – Residential Development Standards Amendment

Summary of Planning Commission Proceedings

Project Name: Residential Development Standards Amendment
Request: Code Amendment
Project Address: City-wide
Recommendation of the Planning Commission: Approval with modification

On January 22, 2015, the Planning Commission recommended that the Municipal Council **approve** a request to amend the Land Development Code Chapter 17.14 (General Development Standards: Residential Zones) by clarifying the driveway standards in 17.14.

Planning Commissioners vote (5 - 0):

Motion to recommend approval: S. Sinclair

Second: M. Romero

Yea: R. Price, S. Sinclair, M. Romero, T. Jensen, A. Davis

Nay: none

Attachments:

Staff Report

Ordinance 15-003

PC Meeting Minutes

EXHIBIT A



**Project #15-001
Residential Development Standards (17.14)
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Residential Development Standards Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 22, 2015
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following amendments to the Land Development Code (LDC): Sections 17.14 (General Development Standards: Residential Zones).

REQUEST

This proposed amendment to Section 17.14.030 of the Land Development Code includes the addition of a graphic helping to explain the residential parking and driveway standards.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment clarifies the design standards for residential development. The proposed amendment is consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on January 8, 2015, posted on the City's website and the Utah Public Meeting website on December 10, 2014, and noticed in a quarter page ad on January 4, 2015.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.

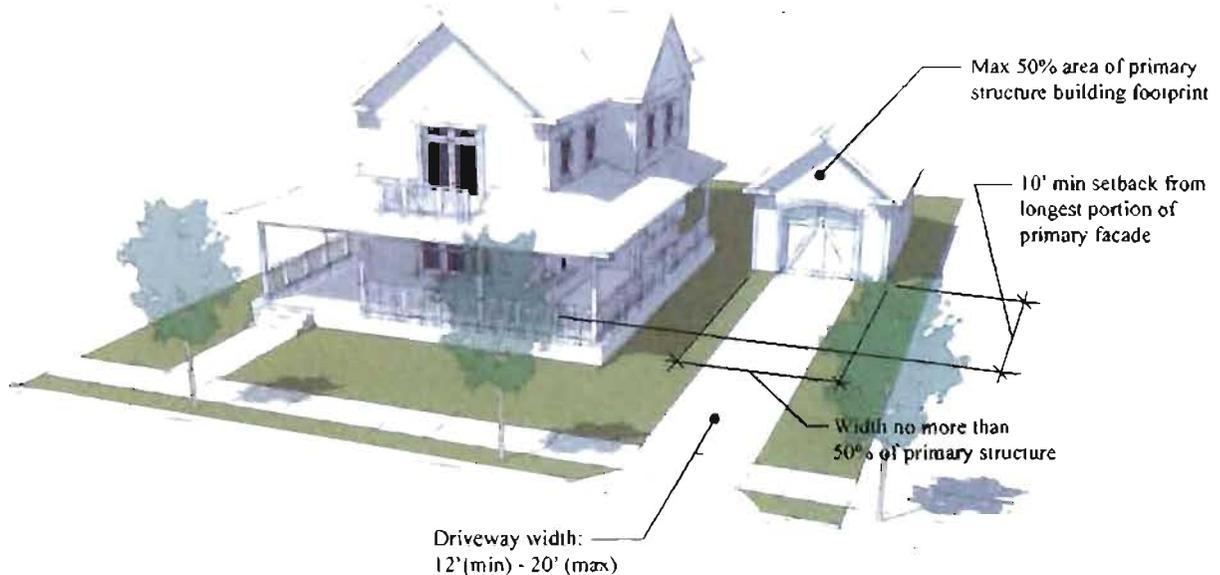
3. The proposed Code Amendment clarifies the applicability of driveway and parking standards enumerated in Chapter 17.14 for the residential zones.
4. The provisions of these amendments are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.

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.

17.14: General Development Standards: Residential Zones

10. Building materials or colors for garages and carports shall be similar to the exterior finishes on the primary structure.

Figure 17.14.030.C.1: Detached Garage/Accessory Structure Standards



D. Prohibited Accessory Structure.

Shipping containers, semi-trailers, boxcars, or similar structures shall not be installed or maintained on residential properties.

E. Driveways & Parking.

1. The maximum width of the curb cut for private driveways is 24 feet. Within 15 feet of the right of way, the minimum width of a driveway shall be 12 feet while the maximum width of a driveway shall be 22 feet ([See Figure 17.14.030.E.1](#)).
2. No driveway shall be located closer than four (4) feet to another driveway (measured edge to edge) and no driveway shall be located closer to a side lot line than 2 feet. A shared driveway on two separate parcels is exempt from this provision; however, the width of a shared driveway shall not exceed 22'.
3. Corner lot driveways shall be located a minimum of 30 feet away from the corner, as measured from the corner or projected corner, of intersected property lines.
4. Only one driveway access is permitted per single family residential lot unless a second driveway access is permitted by the Director. A circular driveway may be permitted provided a minimum 100 foot separation between each driveway is maintained.
5. No parking is permitted in the front setback, unless in a permitted driveway on private property.

Figure 17.14.030.E.1: Detached Garage/Accessory Structure Standards

