

**CITY OF LOGAN, UTAH
ORDINANCE NO. 15-11**

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 "Zoning Map of Logan City, Utah" is hereby amended and the following property is hereby zoned from Traditional Neighborhood Residential (NR-6) to Commercial (COM):

TIN# (to be determined)
Lot 1, Child and Family Subdivision

The above parcel is also described as Exhibits A & B attached hereto.

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2015.

AYES:
NAYS:
ABSENT:

Jeannie F. Simmonds, Council 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 F. Simmonds, Council Chair

MAYOR'S APPROVAL OR DISAPPROVAL

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

H. Craig Petersen, Mayor



Modification submitted 02/26/2015

EXHIBIT A

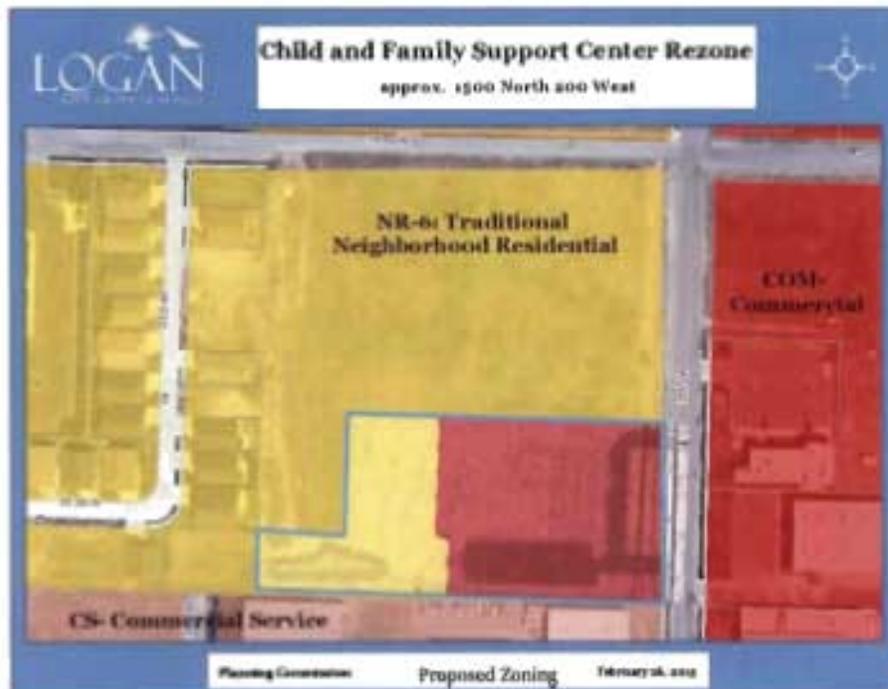


EXHIBIT B

Parcel #06-

Legal Description



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: February 27, 2015
FROM: Amber Reeder, Planner II
SUBJECT: PC15-015 Child and Family Support Center Rezone

Summary of Planning Commission Proceedings

On February 26, 2015, the Planning Commission recommended that the Municipal Council **approve** a request to rezone a portion of property at 1500 North 200 West from NR-6, the Traditional Neighborhood Residential zone, to COM, Commercial zone. The request of the applicant is to rezone the 3.1 acre subject property to COM, Commercial. The proposed project has a site plan indicating Phase 1- the initial plan of development on the east side of the lot and a Future Phase indicated on the west side of the lot. The Planning Commission recommends that only the area indicated as Phase 1 be rezoned as COM- Commercial with the remainder of the subject property, approximately 1.2 acres, staying the NR-6- Traditional Neighborhood Residential zone.

The Planning Commission also reviewed a request for a Subdivision and Design Review Permit. Those permits were approved subject to the subdivision of the property including a lot line to separate Phase 1 and Future Phase. The Planning Commission allowed for the Phase line to shift up to 20' but requires that separate parcels are established so that the zoning would be tied to the Phase 1 lot only.

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

1. The location of the subject property is compatible with the purpose of the Commercial zoning district.
2. The subject property is suitable for all development within the Commercial zone without increasing the need for variances or special exceptions.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses with the Commercial zone.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. The zoning would be applied to the area indicated as Phase 1 of the proposed project only. This provides additional separation of the Commercial zoning and development from the developed NR-6 area and ensures that future phases would be compliant with zoning or require additional review.

Planning Commissioners vote (6 - 0):

Moved: Commissioner Butterfield Seconded: Commissioner Romero]

Yea: D. Adams, D. Butterfield, T. Jensen, R. Price, M. Romero, S. Sinclair

Nay: A. Davis Abstain: none

Attachments:

Staff Report

Ordinance 15-011

Draft PC Meeting Minutes

development started occurring in the nearby area. In 2008, there was a request to rezone the property to the SFR, single family residential designation. A planned unit senior housing development was proposed, Meadow Valley Subdivision. Phase I was recorded with 30 lots and construction has taken place on the majority of the lots. The subject property was part of future phases of the Meadow Valley project that included 45 additional lots. Subdivision approval for this property has expired.

Land Development Code (LDC)

The Land Development Code (LDC) §17.12.060 describes the NR-6- Traditional Neighborhood Residential zone as established residential neighborhoods intended to preserve historic development patterns and forms. The current zoning allows 6 units per acre. The maximum allowed height in the zone is 35 feet.

The Land Development Code (LDC) §17.12.080 indicates the COM- Commercial zone as areas intended for retail, service, and hospitality businesses that serve city-wide or regional populations.

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Detached Residential (DR). It is adjacent to MUC- Mixed Use Center to the south and COM- Commercial to the east.

Rezone Analysis and Recommendation

This area was rezoned in 2008 from a commercial zoning to allow for a single family residential development. The General Plan was being updated at that time and the Detached Residential designation reflected the proposed development on the property. There is a desire for single family development and more stability in the area. However, the area to the south of the subject property is zoned Commercial Services and there are a number of active commercial and light industrial uses. Commercial development is existing to the east, across 200 West. North of 1600 North is multi-family residential development. The COM- Commercial zoning designation is being proposed to provide for a transition from the Commercial Services area to the residential area. The buildings and uses in the CS area are not conducive to being a direct neighbor to single family residential homes and so it would be appropriate to have some development that could better buffer those areas.

The development standards in the Commercial zone have a maximum height of 38', which is only slightly higher than the allowance in the NR-6 zone of 35'. There are also building height transition requirements within 150' of a Neighborhood Residential zone that would limit the maximum height to 35'. Rear yard setbacks are the same in the COM and NR-6 zones.

Staff is hesitant to make zoning recommendations in this location as there is a desire to support single family development but the size of this area and location adjacent to incompatible uses has made it difficult to support a traditional single family neighborhood. The Commercial zoning and proposed project provide for a transition of uses and for development with 200 West frontage. Staff is recommending approval of the COM- Commercial request.

SUBDIVISION AND DESIGN REVIEW PERMIT

Subdivision Proposal

The request is for a one (1) lot subdivision to create a developable lot for the Child and Family Support Center project and the rest of the lot would remain a remainder parcel. The lot as proposed would meet frontage and size requirements for the NR-6 zone and for the COM zone. The property would be accessed by bridging the canal along 200 West.

DESIGN REVIEW

Setbacks

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

Front:	10'
Side:	5'
Rear:	10'
Parking:	15'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (East):	65'
Side (North):	45'
Side (South):	105'
Rear (West):	450'
Parking:	55'

As proposed, the project meets minimum building setbacks.

Lot Coverage

The LDC 17.19.080 establishes a maximum lot coverage of 60% (building(s) footprint). The total project site would be 2.83 acres (123,275 SF) in size. As proposed, with a 2-story building with a 5,000 sf footprint, the lot coverage equals 4% of the site and complies with allowances in the LDC.

Parking Placement

The LDC 17.19.080 indicates that parking lots shall be located in the rear or side yards. As submitted, the parking lot is located to the side and rear of the building and meets the parking lot placement requirements in the LDC.

Open Space

The LDC 17.19.080 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas for passive and active recreation, while useable outdoor space could consist of landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities.

The 2.83 acre site is proposed to be developed in phases. The building and east side of the site would be developed and the west approximately .75 acres would remain undeveloped at this time. The LDC §17.39.040B allows for discretion for landscaping for lots that are going to be partially developed. The developed 2.05 acres would require 8930 SF of both open space and usable outdoor space for a total of 17,860 SF of open area. As proposed, approximately 1 acre (48%) of open space and useable outdoor space are provided. As proposed, the project meets the open area requirements of the LDC as proposed.

Landscaping

The LDC 17.39 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For the developed area of this project site, 41 trees and 103 shrubs, flowers and ornamental plants would be required as per the LDC. Conceptual



**Project #15-015
Child and Family Support Center
1500 North 200 West**

REPORT SUMMARY...

Project Name: Child and Family Support Center
Proponent/Owner: Wasatch Development Group/CH Champlin LLC
Project Address: 1500 North 200 West
Request: Subdivision, Rezone from Traditional Neighborhood Residential (NR-6) to Commercial (COM), Design Review Permit
Type of Action: Quasi-Judicial, Legislative
Hearing Date: February 26, 2015
Submitted By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **recommend approval** to the Municipal Council for a Rezone of 2.83 acres from NR-6 to COM, located at approximately 1500 North and 200 West, TIN #04-082-0006.

Staff recommends that the Planning Commission approve a Subdivision and Design Review Permit for one (1) lot for construction of a 10,000 sf new building for the Child and Family Support Center at approximately 1500 North and 200 West, TIN #04-082-0006.

Current Land use adjoining the subject property.

<i>North:</i>	MR-12: Multi-family residential; 1600 North	<i>East:</i>	COM: Commercial and Community service uses; 200 West
<i>South:</i>	CS: Commercial service/light manufacturing uses	<i>West:</i>	NR-6: Single Family Residential Uses

Request

The request is for a Subdivision and Design Review Permit for a new 10,000 sq ft building for Child and Family Support Center building subject to a request to rezone the property from Traditional Neighborhood Residential (NR-6) to Commercial (COM).

Zoning History

The City of Logan adopted Zoning regulation in August of 1950. The zoning history of the property is the following:

Year	Zone	Use/Structure Permitted
1983	A	Agricultural use, single family allowed on 10 acre minimum lot size
2000	CG	Commercial
2008	SFR	Single Family/ 6,000 sf minimum lot size
2011	NROC	Single Family/ 6,000 sf minimum lot size (4-6 units/acre)
2013	NR-6	Single Family/ 6,000 sf minimum lot size (maximum 6 units/acre)

The property is undeveloped. There is a canal along the east side of the property adjacent to 200 West. This area was annexed into Logan City in the early 1980's and was zoned and used agriculturally. In 2000, the zoning was changed to CG- a Commercial zoning district, as

landscaping has been shown and is compliant with these requirements. As conditioned, the project meets minimum landscaping requirements in the LDC.

Access

The site is proposed with two (2) accesses on 200 West. A bridge on the north end would provide drop-off to the front of the building and the access on the south would enter the parking lot. The bridges must be approved by the canal company. The Engineering staff is concerned about the off-set of the accesses from existing driveways on the east side of 200 West. There may be some adjustment in the specific location of the bridges to meet those standards.

Pedestrian Circulation

Pedestrian access is provided between parking areas and the building but there is not a pedestrian connection from the building to 200 West. A walkway needs to be provided. As conditioned to provide a sidewalk, the project will meet the requirement of the LDC.

Parking

The LDC 17.38.040 requires one (1) parking stall per every 300 SF of office space. Based on this requirement, 33 parking stalls would be required for a building proposed at this size. The site plan currently indicates 42 stalls. The parking area needs to provide for landscaping islands to break up the parking rows. As conditioned, the project meets the requirements of the LDC.

BUILDING DESIGN

Materials

The LDC 17.18.020 states that building materials should be compatible with the architectural style and design of the building and that a mix of materials should be used as opposed to one material. The proposed building materials include asphalt shingled roof, stucco, and rock veneer. The project meets the minimum mix of building materials in the LDC.

Elevations

The elevations provide breaks and architectural variation as required. There is an entrance on frontage of the building with weather protection. The LDC also requires a minimum of 30% transparency on street-facing or exposed facades in the COM zoning district. As submitted, the east street facing facade has a window ratio of 18% transparency. Staff recommends that additional transparency be provided to bring the percentage to a minimum of 20%. If additional windows are added to match the window configuration on the 2nd floor, the design will be within the Commission's discretion to approve.

Building Height

The LDC 17.19.070 limits building height in the COM zone to 38 feet. The proposed building is shown at approximately 30' with a gabled roof. As submitted, the project complies with the building height requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Engineering	● Water
● Light and Power	● Fire
● Environmental	● Water/Cross Connection

PUBLIC COMMENTS

As of the time the staff report, no public comment was received.

PUBLIC NOTIFICATIONS

Legal notice was published in the Herald Journal on February 12, 2015, and the Utah Public Meeting website on January 28, 2015. Public notices were mailed to all property owners within 300 feet of the project site on February 9, 2015. A Quarter Page Ad was published in The Herald Journal on February 8, 2015.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE SUBDIVISION, 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 Permit and are available in the Community Development Department.
- 2) A pedestrian walkway will be provided connecting the public sidewalk on 200 West with the walkways on the site and to the building.
- 3) Parking lot landscaping will be provided to meet the LDC§17.39.070.
- 4) Provide ground floor transparency at a minimum of 20% of the frontage.
- 5) A performance landscaping plan, prepared in accordance with §17.39 of the LDC shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Street trees to be provided along frontages at a minimum of 1 tree per 30' of frontage, species as approved by City Forester.
 - b) 41 trees per gross acre of land and 103 shrubs/perennials/ornamental grasses per gross acre of land shall be planted throughout the property (25 % shall be evergreen) as per LDC §17.39.050. A minimum of 2 species of trees are required.
 - c) Vertical landscape shall be provided in bermed areas to visually screen parking areas. Plant species should vary and provide visual interest year round.
 - d) Additional landscaping will may be required and reviewed for Phase II of development.
- 6) 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) *Fire – contact 435-716-9515*
 - i) When buildings are placed on lots Fire Apparatus access shall extend to within 150 ft of all portions of the facility as measured by an approved route around the exterior of the building.
 - ii) When installed fire hydrants shall be located within 400 feet of all portions of the facility as measured by an approved route around the exterior of the building. If buildings are equipped with fire sprinkler system, a fire hydrant is required within 100 ft of the fire department connection.
 - iii) Fire Flow shall meet the requirements depending on type of construction and size of building.
 - b) *Environmental (Waste Management) – contact 716-9760*
 - i) No dumpster location shown. Suggested placement facing north so the collection truck can use the north entrance and loop driveway to access the dumpster. A double enclosure is required if a recycle dumpster is also desired. Minimum inside measurement on a single enclosure is 12 ft wide by 10 ft deep and a double is 22 ft wide. Gates must be hung on the outside of the poles to maintain the inside measurement. The dumpster must be within 150' of the street and location must have 60' of straight on access.
 - c) *Engineering—contact 435-716-9160*

- i) Provide revised Meadow Valley Preliminary Plat to reflect proposed impacts of this subdivision.
 - ii) Existing sewer main in 200 West is only about 7' deep based on City GIS data. This will not provide adequate cover over sewer lateral below canal.
 - iii) All bridges and accesses across canal must be approved in writing from the Logan Northwest Field Canal Company.
 - iv) Public Works will only allow 1 access point to 200 West and that access must align with current access to parcel at 1510 North 200 West. Discuss further with Public Works.
 - v) Maintain a 15' canal maintenance access along west canal bank unless approved by the Canal Company that access is not required.
 - vi) All design and constructions shall be in accordance with City design and construction standards and specifications.
 - vii) Maintain existing irrigation ditches and flows along south property line and along the west bank of the canal.
 - viii) Bridge over canal shall be designed for a AASHTO H-10 loading.
 - ix) Provide geotechnical report for existing soil conditions, required improvements needed for bridge footings, and allowable soil bearing capacity.
- d) *Water – contact 435-716-9622*
- i) Water meter setter will require Logan City standards Back Flow.
 - ii) **The building water main, the lawn irrigation, and fire sprinkler system if installed all will require currently approved Back Flow assemblies.**

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION AND DESIGN REVIEW PERMIT PERMIT

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

1. The proposed subdivision meets the findings as required in LDC§17.47.050.
2. The Subdivision and Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The use of the property as a professional office providing a service to the community conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
4. The proposed building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
5. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the use.
6. The proposed use is compatible with neighborhood uses and character while providing a transition of uses in the neighborhood.
7. The proposed use provides adequate off-street parking in conformance with Title 17.
8. The project, as conditioned, conforms to landscaping requirements in Title 17.
9. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE ZONING DESIGNATION AMENDMENT

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

1. The location of the subject property is compatible with the purpose of the Commercial zoning district.
2. The subject property is suitable for all development within the Commercial zone without increasing the need for variances or special exceptions.
3. The infrastructure providing access and utility services to the subject property have adequate capacities or a suitable level of service for the permitted uses with the Commercial zone.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received 01/26/20 5	Received By A Reed	Receipt Number 59069	Zone NR-B	Application Number PC 15-015
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Luna And Family Support Center				
PROJECT ADDRESS 1500 N. 200 W			COUNTY PLAT TAX ID # 04 - 082 - 0806	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Wasatch Development Group			MAIN PHONE # 435-755-2077	
MAILING ADDRESS		CITY	STATE	ZIP
595 South 80 East Suite 400		LOGAN	UT	84321
EMAIL ADDRESS BSKINNER@NETWASATCH.COM or BATKINSON@NETWASATCH.COM				
PROPERTY OWNER OF RECORD (Must be listed) CH Champlin LLC			MAIN PHONE # 435-512-9127	
MAILING ADDRESS		CITY	STATE	ZIP
40 West Cache Valley Blvd I-C		LOGAN	UT	84341
EMAIL ADDRESS craigchamplin@comcast.NET				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See Attached - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 3.1	
			Size of Proposed New Building (square feet) 10,000	
			Number of Proposed New Units/Lots 1	
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 	

MC W: mar 3
MC H: mar. 17

Craig Champlin and The Child and Family Support Center are proposing that the City of Logan Subdivide the current Champlin Property. The reason behind this Subdivision is that Champlin will be able to provide 3.1 Acres of his current property for the construction of an approximately 10,000 Square Foot building to be constructed. This building will be a home and facility for The Child and Family Support Center, a nonprofit organization (see attached explanation of the facility).

After subdivision, the Child and Family Support Center is proposing a zoning change that allows their property to be considered Commercial property to allow for the nonprofit counseling and family help needs.

The Child and Family Support Center will also propose a preliminary design review for their new building. Due to the growing needs of the community for the services provided, CFSC looks to broaden their services through this new building and facilitate the rising need for their services.



① NORTH ELEVATION
3/32" = 1'-0"



② SOUTH ELEVATION
3/32" = 1'-0"

JOSEPH T. BECK ARCHITECT, INC.
497 EAST 520 SOUTH
SALT LAKE CITY, UTAH
(435) 764-6742

DATE
01/21/15

PROJECT TITLE
SUNRISE PARK PHASE III
55 SOUTH MAIN ST
LEWISTON, UTAH

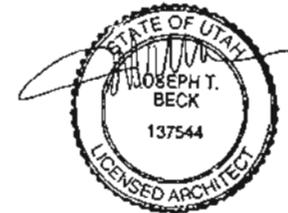
SHEET TITLE
EXTERIOR
ELEVATIONS

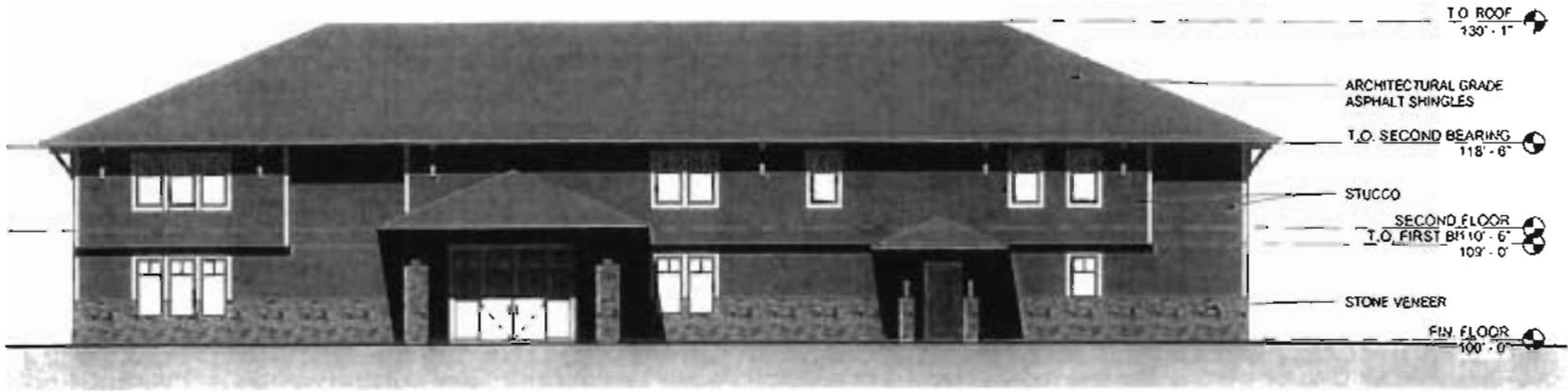
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DATE

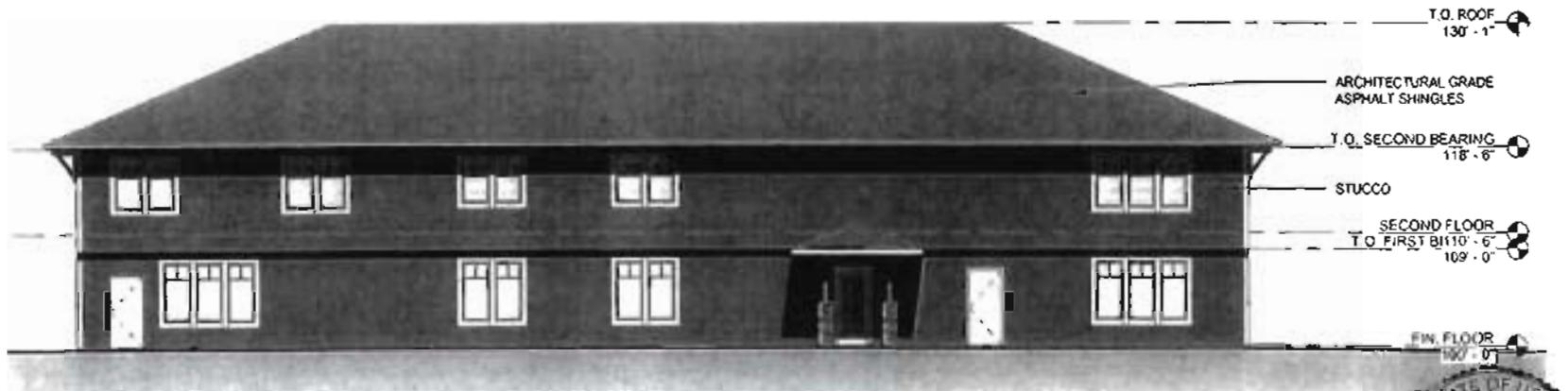
SHEET NUMBER

A2.2





① EAST ELEVATION
3/32" = 1'-0"



② WEST ELEVATION
3/32" = 1'-0"



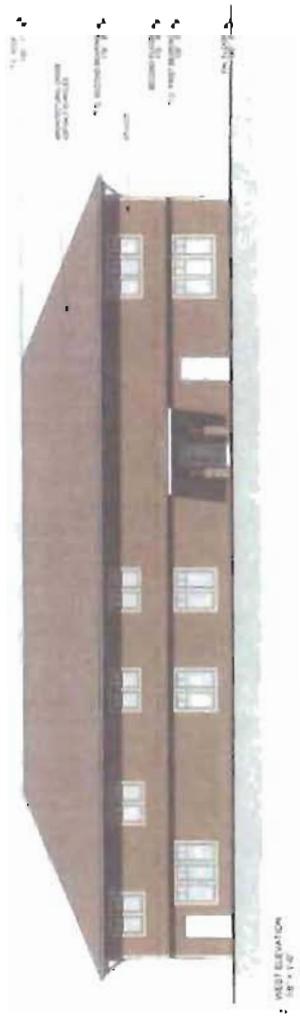
JOSEPH T. BECK ARCHITECT, INC. 497 EAST 520 SOUTH SMITHFIELD, UTAH (435) 764-6742	
DATE	01/21/15
PROJECT NAME	SUNRISE PARK PHASE III 56 SOUTH MAIN ST LEWISTON, UTAH
DRAWING TYPE	EXTERIOR ELEVATIONS
PROJECT NUMBER	
DATE	
DATE	
A2.1	

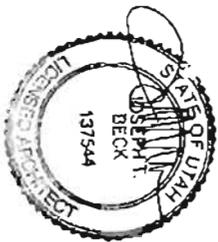
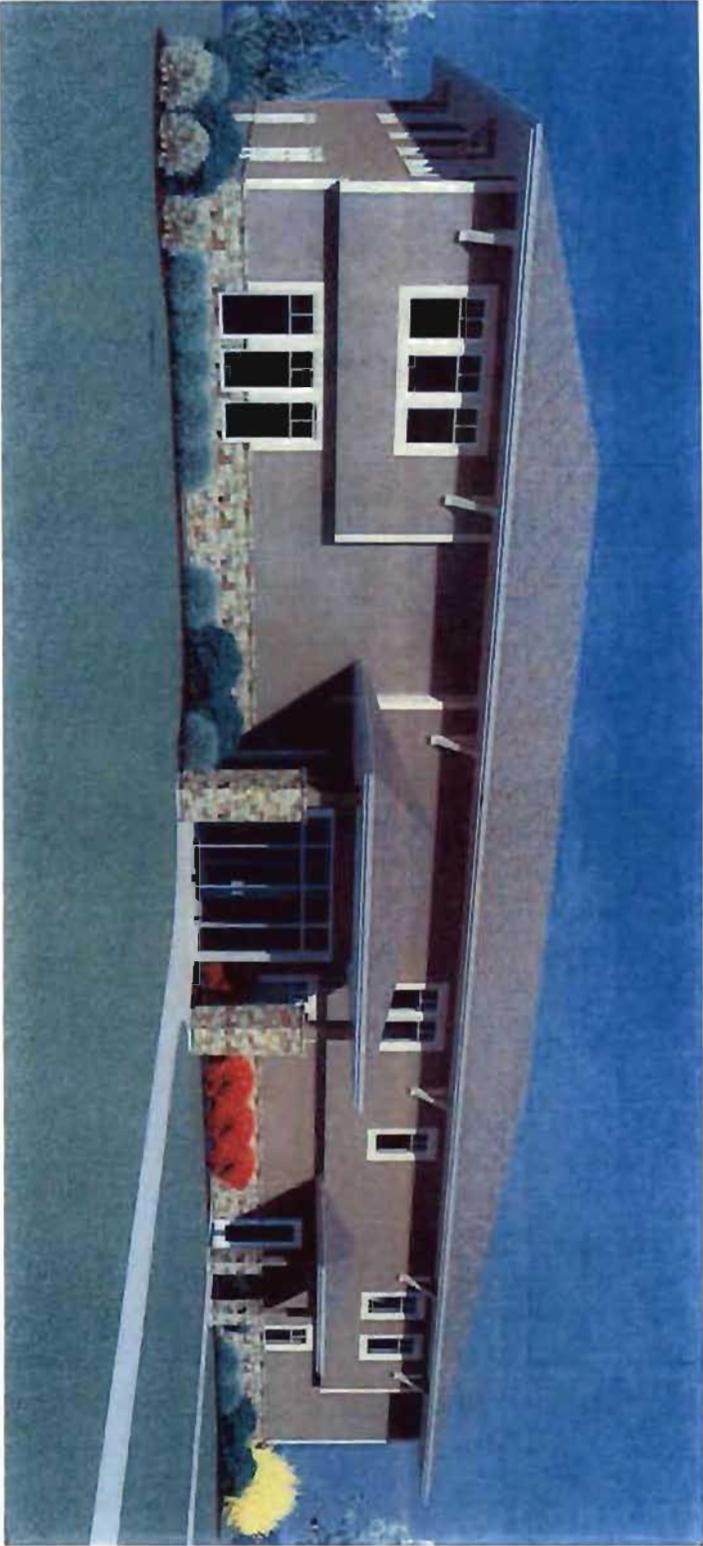
EXTERIOR ELEVATIONS

CHILD & FAMILY SUPPORT CENTER
1500 N 200 W
LOGAN, UTAH

JAN 22, 2015

JOSEPH C. BISHOP ARCHITECT, INC.
200 EAST 200 SOUTH
STANFIELD, UTAH
84304-1940





JOSEPH T. BECK ARCHITECT INC. 497 EAST 520 SOUTH SMITHFIELD, UTAH (435) 764-6742	DATE 01/22/15	PROJECT NAME SUNRISE PARK PHASE III 65 SOUTH MAIN ST LEWISTON, UTAH	DRAWING EXTERIOR CONCEPT RENDERING	PROJECT NUMBER 137544	SCALE A0.0
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Amber Reeder <amber.reeder@loganutah.org>

Fwd: Project PC 15-015

1 message

Debbie Zilles <debbie.zilles@loganutah.org>

Wed, Feb 25, 2015 at 1:53 PM

To: Mike Desimone <mike.desimone@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Amber Reeder <amber.reeder@loganutah.org>

----- Forwarded message -----

From: **Suzanne Thorpe** <suzanne.thorpe@usu.edu>

Date: Wed, Feb 25, 2015 at 1:41 PM

Subject: Project PC 15-015

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org>

Thank you for the notice of project number PC15-015 concerning a zone change to accommodate a child and family support center at 200 West 1500 North and giving me the opportunity to email my concerns since I am unable to attend the meeting scheduled for Thursday, February 26 at 5:30 p.m.

Unfortunately, I have not had the opportunity to see the location on the parcel of land the proposed building will be constructed, nor the blue prints of what the center will look like. Is it a three story building or is it one level, where will the parking lot be located and how many stalls will be provided, do the plans include outdoor facilities that would promote unwanted sounds/noise in a residential area?

One reason my husband and I built our home at 1562 North 310 West was because the parcel of land behind our home was zoned as family housing. My concern is that if rezoning is allowed this time, will there be additional requests from the developer to modify the remaining land turning it into commercial property? If the city continues to accommodate the wants of developers, how can the homeowners trust the municipality to keep their commitment to zoning policies especially when residents are already established in their homes?

Thank you for your time.

Suzanne Thorpe

435-770-2081

Logans City Community Development
Project # AC 15-013
Feb. 19th

To whom it may concern:

In reference to the letter we received on Feb. 15th regarding the building of a facility for the aged and family support center at 1500 No. 300 W. We strongly disapprove of this venture.

We built a new home one year ago in Cincy Champlain's Community homes for people over 55 years old.

We are concerned about having abused families in our neighborhood.

We were told by Mr. Champlin that this property was zoned for homes such as ours.

We are concerned that bringing this in will deflate the value of our property.

Therefore we strongly disapprove of having such a facility in our neighborhood.

Sincerely,

Tom & Joyce Rose
1578 No. 310 W.
Logan ut.

P.S.

We are in Arizona and
won't be able to attend
the public hearing on
Feb. 26th