



**Project #16-001, 16-002 & 16-003  
Hillcrest Neighborhood Plan  
Future Land Use Plan Amendment & Rezone**

**REPORT SUMMARY...**

<i>Project Name:</i>	Hillcrest Neighborhood Plan Adoption Future Land Use Plan Amendment & Rezone
<i>Proponent/Owner:</i>	Community Development Department/Logan City
<i>Project Address:</i>	Citywide
<i>Request:</i>	Specific Plan Adoption, FLUP Amendment, Rezone
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 14 & 28, 2016
<i>Submitted By:</i>	Mike DeSimone, Director

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**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the adoption of the Hillcrest Neighborhood Plan, for the Amendments to the Future Land Use Plan Map as shown in the attached documents, and for the various Rezones as shown in the attached documents.

**REQUEST**

The specific request has three separate components:

1. Adopt the Hillcrest Neighborhood Plan, a plan meant to guide future growth, development, infrastructure and public investment decisions in the Hillcrest Neighborhood over the next decade.
2. Amend the Future Land Use Plan Map in the “gravel pit” area (12<sup>th</sup> East/14<sup>th</sup> North), the USU/LDS land swap area, 2 other locations near 12<sup>th</sup> East, and the Deer Pen area.
3. Approve Rezones in a large area east of 16<sup>th</sup> East from NR-6 to NR-4, the Deer Pen area from Public to NR-4 and NR-6 to NR-4, and two smaller sites along 12<sup>th</sup> East, one from NR-6 to Mixed Use (MU) and the other from NR-6 to Public.

**Hillcrest Neighborhood Plan (HNP)**

The purpose of the Hillcrest Neighborhood Plan is to address how change and development, both within and outside the boundaries of Hillcrest, will affect the neighborhood, and devise strategies to mitigate negative impacts, protect neighborhood character, and develop community assets by utilizing a broad public process to reach as many residents as possible, identifying key issues relating to various topics such as housing, land use, recreation and traffic, developing value statements reflective of community desires, and identify short term and long term recommendations and strategies to better the neighborhood



while remaining rooted in the values elaborated on by the neighborhood.

This neighborhood planning project was initiated in late 2014 with the formulation of a Steering Committee comprised of community members, City staff, Neighborhood Council representation, and Planning Commission and Municipal Council members. This diverse group met on several occasions to provide input and help shape this planning effort.

### **Plan Vision & Goals Statements**

The **VISION** for the Hillcrest Neighborhood Plan is to develop a goal driven document that outlines the unique character, opportunities, and obstacles facing the Hillcrest Neighborhood in the immediate future based on resident input and the collection of secondary sources, such as demographic and land-use data, and use the information to formulate planning recommendations.

The overall **GOALS** of the Hillcrest Neighborhood Plan include ensuring and promoting a sense of community by identifying and implementing changes that will enhance and stabilize the neighborhood, including:

- Engaging as many residents of Hillcrest as possible through a thorough and transparent planning process.
- Identifying issues relating to housing, land use, parks and open space, transportation, and the overall character of the neighborhood.
- Developing value statements that reflect the desires of the Hillcrest residents.
- Establishing short and long term planning recommendations and implementation strategies that reflect the values statements of the neighborhood.

The core Hillcrest neighborhood **VALUES** as delineated by residents and as stated in the HNP are:

- The single family character of the neighborhood.
- A family friendly neighborhood.
- A strong sense of community and neighborhood volunteerism.
- Development that is neighborly in scale and does not conflict with the single family character.
- Roads and public right of ways that are calm and pedestrian friendly.
- A strong connection to open space and recreational opportunities.
- A high aesthetic value in the neighborhood.
- USU as a core component of the neighborhood identity.

The Hillcrest Neighborhood Plan is divided into three sections: Section A identifies the Existing Conditions found in Hillcrest; Section B identifies the public processes and public input received; and Section C identifies the specific recommendations made as part of this plan.

Hillcrest contains approximately 4,000 residents situated on approximately 812 acres. Demographically, Hillcrest residents tend to be older, racially homogeneous, wealthier, employed, better educated, more likely to be a homeowner and less likely to have children still at home.

From a settlement standpoint, Hillcrest is one of the younger neighborhoods in Logan as most of the homes were built post WWII and typifies the mid-century modern architectural style, as many of the homes found in the neighborhood are considered mid-century modern. The oldest Hillcrest neighborhoods are found adjacent to USU while the newest areas are found in the Deer Pen area. Hillcrest has the highest rate of owner occupancy in the City with approximately 90% of its housing stock owner occupied as compared to the rest of Logan City which has an approximate owner occupancy rate of 42%. The neighborhood has very few commercial areas, and outside of the student housing complexes associated with USU, has no multi-family housing.

During the plan preparation phase, Logan City partnered with USU in the Community Bridge Initiative (CBI) project where a graduate level Social Work class prepared and conducted a survey within the neighborhood to help inform the plan. The results of this effort are compiled in Section B.

Section C details the various Plan recommendations and values matrix. Recommendations focus on Land Use, Housing, Public Infrastructure, Trails/Recreation, and Community. The values matrix is important in that it links a specific recommendation back to the underlying neighborhood values. The implementation strategy is included in this section and details the specific recommendation and community values, the rationale for the specific item, and who is responsible for implementation.

## **Plan Recommendations**

### **Land Use**

1. Neighborhood scale commercial and mixed use development is acceptable along the 1200 E corridor.
2. On the Future Land Use Plan Map, the Campus Residential area should be reduced.
3. On the Zoning Map, the areas east of 1600 E that have larger lot sizes should be rezoned to NR-4.
4. If development is proposed for the Deer Pen property, it should incorporate open/recreation space into the final design.

### **Housing**

1. Continue to use the One Home programs to incentivize the purchasing of rentals.
2. The City should continue to seek additional avenues of support for housing renovations.

3. Code enforcement and penalties should have consequences sufficient to prevent violators prior to infractions occurring.

## **Public Infrastructure and Facilities**

### **Streets**

1. The 1200 E corridor should be improved to serve as a more accessible north/south option for the neighborhood.
2. Align 10<sup>th</sup> North at 12<sup>th</sup> East (Cemetery).
3. 1600 E should maintain neighborhood quality through the implementation of traffic calming measures.
4. Redesign the 1600 E/1500 N intersection to be pedestrian friendly.
5. Improve pedestrian crossings between 1500 N and 1000 N.
6. Improved way-finding at the 1600 E/1000 N intersection.
7. The 1000 N/Ellendale streetscape should be redesigned to calm traffic that may be connecting to the neighborhood along the corridor (boulevard treatment).

### **Sidewalks**

1. Improve sidewalks along 1400/1500 N, 700 N, Ellendale, and around the school.
2. Assess street trees, and encourage the development of a tree plan for the City in order to preserve the tree canopy in the neighborhood.
3. Lighting along streets should be pedestrian in scale and reduce light pollution.

### **Trails and Recreation**

1. Incorporate the recommendations of the bike/pedestrian plan into the neighborhood.
2. Enhance connections between Aspen Drive/Deer Pen area to Bonneville Shoreline Trail (BST).
3. Improve a connection between the canal corridor and the BST.
4. Improve way-finding and signage associated with the trail system.
5. Improve the bike/pedestrian connection to First Dam.

### **Community**

1. Support the Neighborhood Council as an avenue for residents to easily voice neighborhood related concerns.

2. Support neighborhood events that encourage volunteerism, such as neighborhood cleanups.
3. Create public spaces that bring the community together.
4. Develop a branding scheme for the neighborhood that incorporates the history and character of the neighborhood.

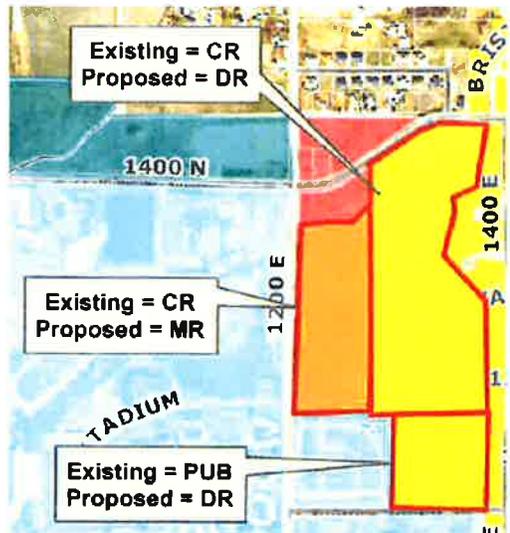
### **Implementation Strategy**

The implementation strategy outlines specific recommendations, their associated neighborhood values, the rationale for each recommendation and the entity responsible for implementation.

The proposed FLUP Map Amendments and associated Rezones are part of the implementation strategy, and other specific items and/or tasks will follow as other improvements (parks/roads/trails) are made and funding becomes available

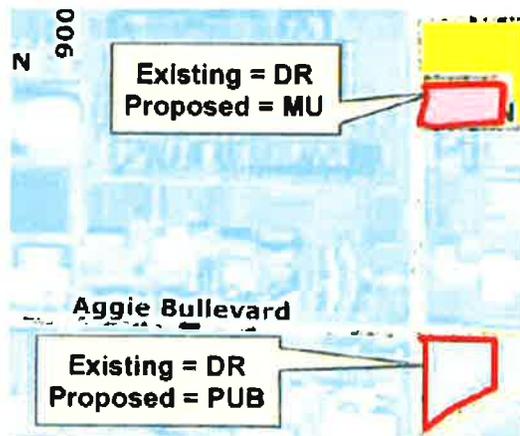
## Future Land Use Plan Map Amendment

Area 1 – gravel pit area along 14<sup>th</sup> North and 12<sup>th</sup> East is currently designated in the FLUP as Campus Residential (CR). The consensus was to change the Plan designation from CR to a combination of Detached Residential (DR) and Multi-family Residential (MR). The Zoning was changed within the last two years from Campus Residential (CR) to NR-6 and MR-20 (on southern parcels). This FLUP modification will bring the two documents into consistency.

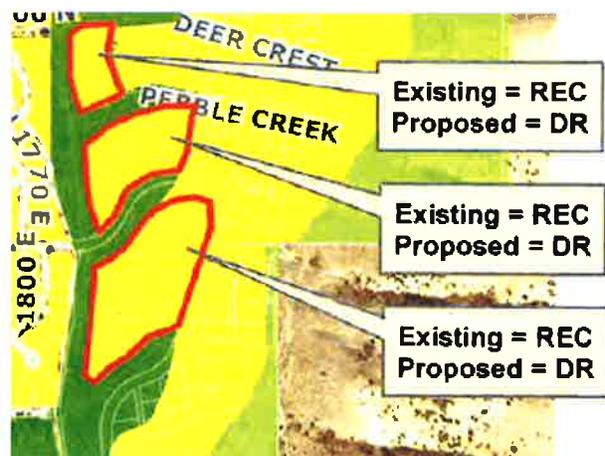


Area 2 – the LDS church site north of 11<sup>th</sup> North that was previously owned by USU, and now the LDS Church, needs to be changed from Public (PUB) to Detached Residential (DR) to reflect the change in ownership and new church building.

Area 3 – two sites along 12<sup>th</sup> East. The first is the “Golden Toaster” site that is now owned by USU and should be changed to Public. The second is the Evergreen/12<sup>th</sup> East block comprised of 14 individual lots and is proposed for a change from Detached Residential (DR) to Mixed Use (MU) to facilitate new development on this block.



Area 4 – the Deer Pen property owned by Logan City. This proposal is to change the designation from Recreation (REC) to Detached Residential (DR). The site was originally acquired for a future cemetery; however, the existing cemetery has several decades of available capacity and the City’s Administration believes this land is more important for future residential growth. The proposed FLUP amendment retains large areas of open space along the canal and the drainages.



## Hillcrest Neighborhood Rezone

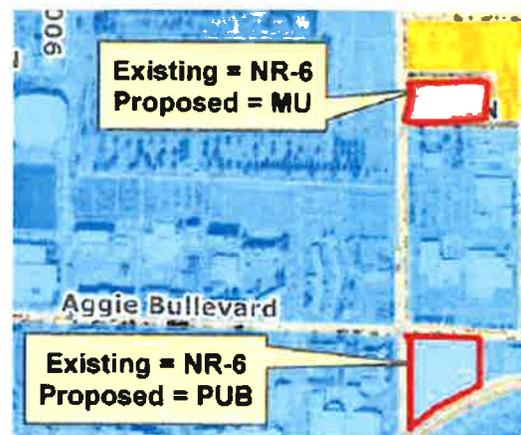
Area 1 – the residential area east of 16<sup>th</sup> East is proposed to be rezoned from NR-6 to NR-4 as the lot sizes and density within this area is more indicative of the four units/acre in the NR-4 rather than six units/acre in the NR-6. This action involves approximately 225 lots.



Area 2 – this involves rezoning the subdivisions within the Deer Crest area from NR-6 to NR-4 and the City owned properties in Deer Pen from Public to NR-4. The subdivided areas contain approximately 93 residential lots. The City owned properties will be subdivided in the future with an approximate residential lot count of 40 residential units over the 33 acres.



Area 3 – involves rezoning the “Golden Toaster” site from NR-6 to Public to reflect the change to USU ownership, and rezoning the Evergreen/12<sup>th</sup> East block containing 14 individual lots from NR-6 to Mixed Use (MU).



## **GENERAL PLAN**

Specific planning documents are important to the overall vision and success of the Logan City General Plan. Figure 1.1 shows the role of specific plans as taking the overall goals and objectives expressed in the General Plan and further studying and defining them for practical implementation. Logan City completed the Adam's Neighborhood Plan in 2013 and just adopted the Fourth North corridor Development Plan and the Bike & Pedestrian Plan within the last two months. The Hillcrest Neighborhood Plan is a continuation of our efforts to further refine the General Plan into a neighborhood level planning document.

## **STAFF RECOMMENDATION AND SUMMARY**

Staff would recommend that the Planning Commission forward a recommendation of approval to the Municipal Council.

## **PUBLIC REVIEW/INPUT/COMMENTS**

A series of public outreach and comment opportunities were conducted as part of the plan development process. We held a visioning workshop January 29, 2015 and an open house on October 28, 2015. We sent a postcard to each property owner of record for both of the two events as well as for these specific Planning Commission and Municipal Council hearing processes. Comments received have been documented and where appropriate, integrated into the plan. Concerning this specific Planning Commission docket item and the legal notification process, no comments were received as of the time the staff report was prepared.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 12/28/15, posted on the Utah Public Meeting website on 1/7/16, noticed in a quarter page ad on 12/27/15 and postcards mailed out on 12/28/15.

## **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 resolution changes to the legislative body (Municipal Council).
2. The proposed Hillcrest Neighborhood Plan outlines steps to improve the Hillcrest Neighborhood from a land use, transportation, recreation and community standpoint, resulting in better overall health, safety and welfare of the citizens of Logan.
3. The Logan City General Plan identifies the need and importance of specific planning documents in Figure 1.1.
4. Extensive public notification and public involvement processes were utilized during this plan preparation and adoption.
5. The proposed Future Land Use Plan Map amendments are consistent with the Logan City General Plan.
6. The proposed areas of rezone, including the list of permitted uses, are compatible with the neighborhood and are consistent with the Logan City General Plan.

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 <b>12-10-15</b>	Received By	Receipt Number	Zone	Application Number <b>PC 16-001</b>
<b>Type of Application (Check all that apply):</b> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input checked="" type="checkbox"/> Other <b>Plan Adoption</b>				
<b>PROJECT NAME</b>				
<b>HILLCREST NEIGHBORHOOD PLAN ADOPTION</b>				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
<b>CITYWIDE</b>			-- --	
AUTHORIZED AGENT FOR PROPERTY OWNER ( <u>Must</u> be accurate and complete)			MAIN PHONE #	
<b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>			<b>(435) 716-9021</b>	
MAILING ADDRESS		CITY	STATE	ZIP
<b>290 NORTH 100 WEST</b>		<b>LOGAN</b>	<b>UTAH</b>	<b>84321</b>
EMAIL ADDRESS				
<a href="http://WWW.LOGANUTAH.ORG">WWW.LOGANUTAH.ORG</a> ; <a href="mailto:MIKE.DESIMONE@LOGANUTAH.ORG">MIKE.DESIMONE@LOGANUTAH.ORG</a>				
PROPERTY OWNER OF RECORD ( <u>Must</u> be listed)			MAIN PHONE #	
<b>CITYWIDE</b>				
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>ADOPT THE HILLCREST NEIGHBORHOOD PLAN.</b>				
<b>link on website</b> <b>www.loganutah.org/cd</b> <b>call 435-716-9022 w/questions</b>			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
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	

**Council workshop: 3/1/15**  
**Council hearing: 3/15/16**



# APPLICATION FOR PROJECT REVIEW

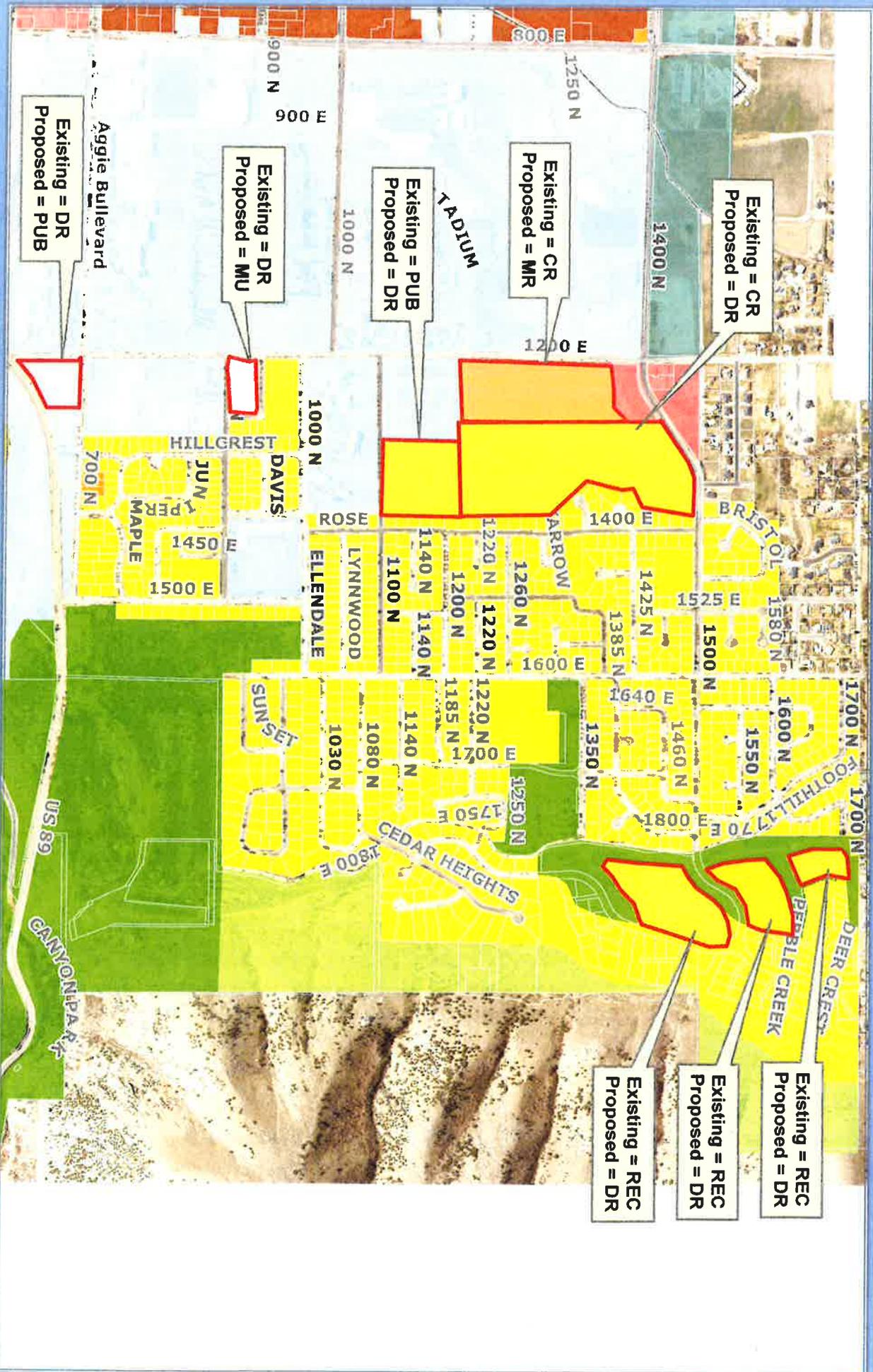
Planning Commission    Board of Adjustment    Board of Appeals    Other

Date Received <b>12-10-15</b>	Received By	Receipt Number	Zone	Application Number <b>PG 16-002</b>
<b>Type of Application (Check all that apply):</b>				
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<b>PROJECT NAME</b>				
<b>HILLCREST (NP) FUTURE LAND USE PLAN (FLUP) MAP AMENDMENTS</b>				
<b>PROJECT ADDRESS</b>			<b>COUNTY PLAT TAX ID #</b>	
<b>CITYWIDE – HILLCREST NEIGHBORHOOD</b>			-- --	
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b>				<b>MAIN PHONE #</b>
<b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>				<b>(435) 716-9021</b>
<b>MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>290 NORTH 100 WEST</b>		<b>LOGAN</b>	<b>UTAH</b>	<b>84321</b>
<b>EMAIL ADDRESS</b>				
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<b>PROPERTY OWNER OF RECORD (Must be listed)</b>				<b>MAIN PHONE #</b>
<b>CITYWIDE</b>				
<b>MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>EMAIL ADDRESS</b>				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)</b>				
<b>AMEND THE FUTURE LAND USE PLAN MAP (FLUP) FOR THOSE AREAS IDENTIFIED IN THE HILLCREST NEIGHBORHOOD PLAN AS SUITABLE FOR MAP AMENDMENT. SEE ATTACHED MAPS.</b>				
				<b>Size of Proposed New Building (square feet)</b>
				<b>Number of Proposed New Units/Lots</b>
<i>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.</i>			Signature of Property Owner's Authorized Agent	
<i>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.</i>			Signature of Property Owner	

*Council workshop: 3/1/16  
Council hearing: 3/15/16*



# FLUP Amendment Hillcrest Neighborhood





# APPLICATION FOR PROJECT REVIEW

Planning Commission    Board of Adjustment    Board of Appeals    Other

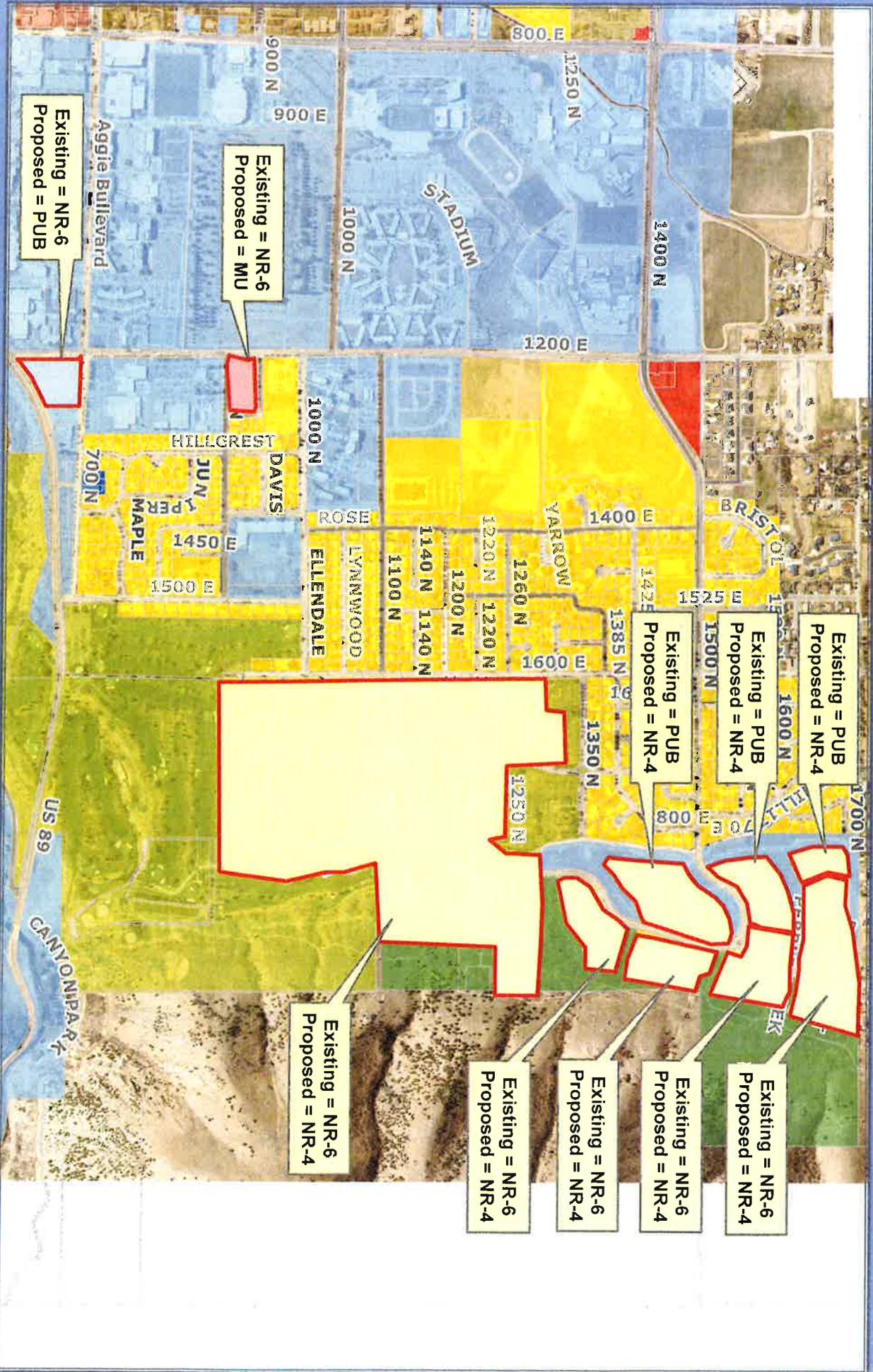
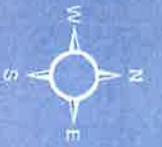
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<b>PROJECT NAME</b>				
<b>HILLCREST (NP) REZONES</b>				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
<b>CITYWIDE – HILLCREST NEIGHBORHOOD</b>			-- --	
AUTHORIZED AGENT FOR PROPERTY OWNER ( <u>Must</u> be accurate and complete)			MAIN PHONE #	
<b>LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT</b>			<b>(435) 716-9021</b>	
MAILING ADDRESS		CITY	STATE	ZIP
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PROPERTY OWNER OF RECORD ( <u>Must</u> be listed)			MAIN PHONE #	
<b>CITYWIDE</b>				
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>REZONE THE AREAS IDENTIFIED IN THE HILLCREST NEIGHBORHOOD PLAN AS SUITABLE FOR REZONE. SEE ATTACHED MAPS.</b>				
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
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	

**Council workshop: 3/1/16**  
**Council hearing: 3/15/16**



# Zoning Map Amendment

## Hillcrest Neighborhood



Planning Commission

January 14, 2016