

**CITY OF LOGAN, UTAH  
ORDINANCE NO. 16-15**

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 properties identified in Exhibit A, as attached, are hereby rezoned  
from Public (PUB) to Town Center (TC).

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, \_\_\_\_\_  
THIS DAY OF \_\_\_\_\_, 2016.

AYES:  
NAYS:  
ABSENT:

\_\_\_\_\_  
Herm Olsen, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Herm Olsen, Chair

**MAYOR'S APPROVAL OR DISAPPROVAL**

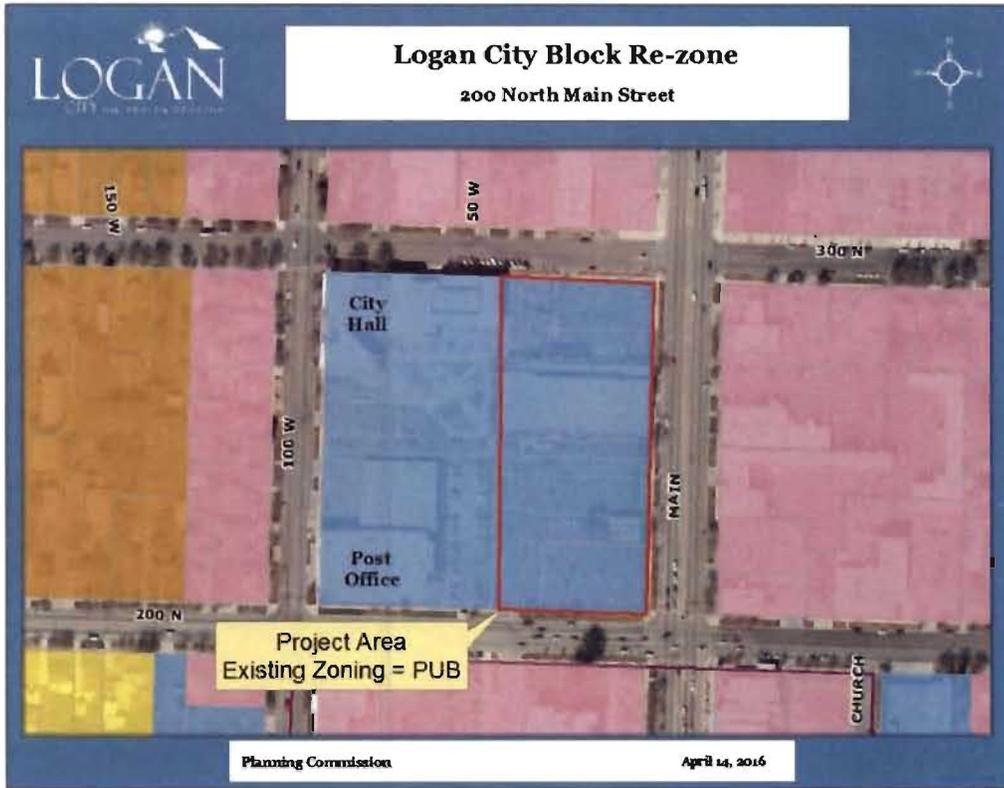
The foregoing ordinance is hereby \_\_\_\_\_ this \_\_\_\_ day of  
\_\_\_\_\_, 2016.

\_\_\_\_\_  
H. Craig Petersen, Mayor

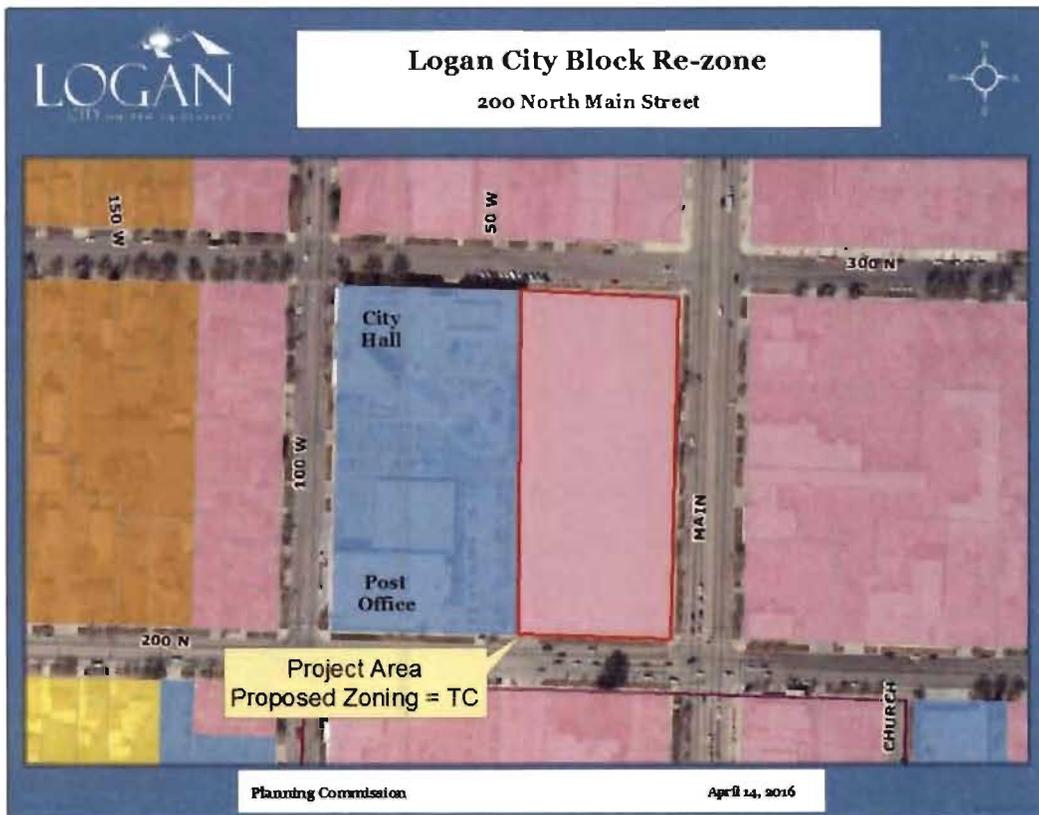
# EXHIBIT A

Approximately four (4) acres fronting Main Street between 2<sup>nd</sup> North and 3<sup>rd</sup> North.

## EXISTING ZONING



## PROPOSED ZONING





## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 28, 2016  
FROM: Mike DeSimone, Director  
SUBJECT: Ordinance 16-015 (City Block Rezone – Public to Town Center)

---

### **Summary of Planning Commission Proceedings**

*Project Name:* City Block Rezone  
*Request:* Zoning Amendment  
*Project Address:* City-wide  
*Recommendation of the Planning Commission:* Approval

On April 14, 2016, the Planning Commission recommended that the Municipal Council **approve** the Rezone of approximately four (4) acres of City owned property located along Main Street between 2<sup>nd</sup> North and 3<sup>rd</sup> North from Public (PUB) to Town Center (TC).

### **Planning Commissioners vote (7 - 0):**

Motion for Recommendation: D. Butterfield

Second: E. Ortiz

Yea: A. Davis, T. Nielson, E. Ortiz, R. Price, D. Butterfield, D. Newman, S. Sinclair      Nay:

### **Attachments:**

*Staff Report (PC)*

*Ordinance 16-015*

*PC Meeting Minutes*



**Project #16-018  
City Block Rezone  
Located at Main Street/2<sup>nd</sup> North to 3<sup>rd</sup> North**

**REPORT SUMMARY...**

*Project Name:* City Block Rezone  
*Proponent/Owner:* Logan City  
*Project Address:* Main Street between 2<sup>nd</sup> North and 3<sup>rd</sup> North  
*Request:* Rezone to Town Center (TC)  
*Current Zoning:* Public  
*Date of Hearing:* April 14, 2016  
*Type of Action:* Quasi-Judicial  
*Submitted By:* Mike DeSimone, Director

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **Approval** to the Municipal Council for a Rezone of approximately four (4) acres of City owned property located along Main Street between 2<sup>nd</sup> North and 3<sup>rd</sup> North from Public (PUB) to Town Center (TC).

**Request**

Logan City is proposing to rezone approximately four (4) acres from Public (PUB) to Town Center (TC) along the front or eastern half of the City block. The purpose is to develop this area commercially.

The request involves the following properties: TIN# 06-016-0001, 0002, 0004, 0019, 0020, 0021, 0022, 0023, 0024, 0025 & 0027.

**Background**

The Logan City Block located between Main Street and First West, and 2<sup>nd</sup> North & 3<sup>rd</sup> North, is the site of Logan City Hall, the Logan City Library, and the U.S. Post Office. With the exception of the Post Office property, all of the property on this block is owned by Logan City. Logan City acquired these properties over the past 10 – 15 years in order to help clean up downtown and eventually stimulate new development. The intent of this rezone is to allow for the eventual redevelopment of the 4 acres fronting Main Street, starting with the Southeast corner and moving north. The existing Library is proposed to be demolished and replaced elsewhere.

The Town Center zone is consistent with the surrounding zoning and would permit a wide range of commercial activities.

**General Plan**

The Future Land Use Plan (FLUP) contained in the Logan General Plan designates the property as Town Center (TC). The intent of the Town Center (TC) designation is to “maintain the downtown as the central hub for both Logan and Cache Valley...” The Plan also states that “the Town Center will have a mix of retail, office, residential, and civic uses...” Regarding new construction, the Plan recommends that “new buildings will be more than one story, constructed of traditional building materials, and will be designed to be architecturally complementary to the existing downtown historic structures. New... projects that provide the greatest mix of complementary uses for the downtown will be given the highest priority in allocating community resources.” The rezone anticipates a mixture of new development types on this site.

**PUBLIC COMMENTS**

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

**AGENCY AND CITY DEPARTMENT COMMENTS**

No comments.

**RECOMMENDED FINDINGS FOR APPROVAL**

The Planning Commission bases its decision 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 Town Center Zone in that the Future Land Use Plan designates it as Town Center.
2. The subject property is suitable as a location for uses within the Town Center district.
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 within the zoning district.
4. The subject property, when used for the allowed uses in the Town Center district, will not be incompatible with adjoining land uses or the purpose of the adjoining districts.
5. The proposal meets the intent and recommendations of the General Plan with the zone change to Town Center (TC).

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.