



APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received 6-13-16	Received By	Receipt Number	Zone	Application Number PC 16-033
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input checked="" type="checkbox"/> Other _FLUP_____				
PROJECT NAME				
SOUTH GATEWAY - FUTURE LAND USE MAP AMENDMENT, REZONE AND CODE AMENDMENT				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
SOUTH GATEWAY – SR 89/91 FROM WEST OF 6TH WEST TO 2200 SOUTH				-- --
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)				MAIN PHONE #
LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT				(435) 716-9021
MAILING ADDRESS		CITY	STATE	ZIP
290 NORTH 100 WEST		LOGAN	UTAH	84321
EMAIL ADDRESS				
WWW.LOGANUTAH.ORG ; MIKE.DESIMONE@LOGANUTAH.ORG				
PROPERTY OWNER OF RECORD (Must be listed)				MAIN PHONE #
CITYWIDE				
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)				
AMEND LOGAN LAND DEVELOPMENT CODE SECTIONS 17.28 DEFINING THE SOUTH GATEWAY OVERLAY ZONE. REZONE 68 PARCELS FROM GATEWAY (G) TO INDUSTRIAL (I), COMMERCIAL (C), & RECREATION (REC). AMEND FUTURE LAND USE PLAN MAP TO REPLACE GATEWAY WITH INDUSTRIAL, COMMERCIAL, & RECREATION. ALSO INCLUDES DESIGNATING AND ZONING TRAPPER PARK AS RECREATION ON FLUP AND ZONING MAP.				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
<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: Aug. 2
Council hearing: Aug. 16

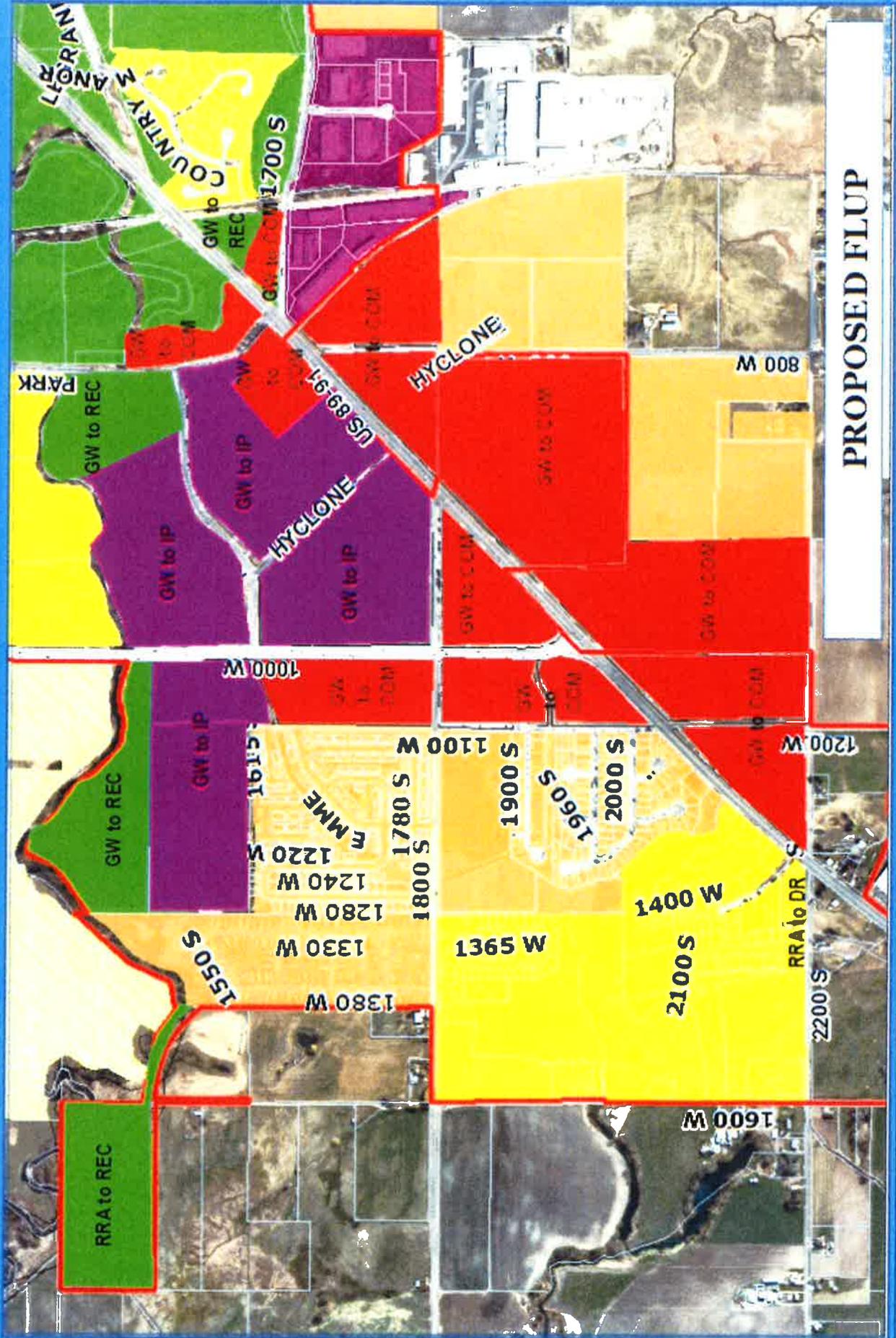
REZONE US 89/91 (SOUTH GATEWAY)
OWNERSHIP

Parcel	Owner	Existing Zoning	Proposed Zoning	Acreage
02-089-0010	Card Investment	Gateway	Resource Conservation	1.62
02-089-0011	Hancey	Gateway	Commercial	3.26
02-083-0028	Thatcher	Gateway	Commercial	3.59
02-083-0027	Thatcher	Gateway	Commercial	2.07
02-083-0006	Icon	Gateway	Industrial	2.60
02-083-0021	Logan River Academy	Gateway	Commercial	6.50
02-083-0025	AB Warehouse	Gateway	Industrial	3.43
02-083-0007	B&K Warehouse	Gateway	Industrial	2.48
02-083-0008	Icon	Gateway	Industrial	12.75
02-083-0020	Redevelopment Agency	Gateway	Industrial	1.29
02-083-0011	Redevelopment Agency	Gateway	Industrial	2.25
02-083-0010	Redevelopment Agency	Gateway	Industrial	0.88
02-083-0009	Hyclone	Gateway	Industrial	2.92
02-083-0018	Hyclone	Gateway	Industrial	13.27
02-083-0016	Hyclone	Gateway	Industrial	11.77
02-083-0003	Icon	Gateway	Industrial	25.18
02-083-0004	Logan City	Gateway	Recreation	12.17
02-083	Common Area	Gateway	Recreation	1.31
02-082-0013	Icon	Gateway	Industrial	30.25
02-083-0002	Bellevue Court LLC	Gateway	Commercial	12.57
03-006-0017	Pioneer Environmental	Gateway	Commercial	0.97
03-006-0018	Johnson	Gateway	Commercial	0.97
03-109-0001	Watts	Gateway	Commercial	0.97
03-109-0002	Redpine LLC	Gateway	Commercial	1.28
03-109-0003	Redpine LLC	Gateway	Commercial	0.93
03-006-0001	Reese	Gateway	Commercial	4.44
03-006-0021	Common Cents	Gateway	Commercial	1.08
03-006-0019	Logan City	Gateway	Public	0.28
03-006-0028	Questar Gas	Gateway	Public	0.04
03-006-0003	Bernco	Gateway	Industrial	14.46
03-006-0004	R&S Commercial Prop.	Gateway	Industrial	1.39
03-006-0005	Stan Checketts Prop.	Gateway	Industrial	2.44
03-006-0033	Stan Checketts Prop.	Gateway	Industrial	0.55
03-006-0013	R&S Commercial Prop.	Gateway	Industrial	3.68
03-006-0006	R&S Commercial Prop.	Gateway	Industrial	2.37
03-006-0007	R&S Commercial Prop.	Gateway	Industrial	16.56
03-006-0023	Miller	Gateway	Commercial	1.74
03-006-0024	Miller	Gateway	Commercial	1.18
03-006-0027	Miller	Gateway	Commercial	1.91
03-145-0001	Davis	Gateway	Commercial	0.50
03-145-0002	Davis Brothers	Gateway	Commercial	0.53
03-145-0003	Davis	Gateway	Commercial	0.79
03-145-0004	Davis	Gateway	Commercial	0.65
03-145-0010	Roadway Easement	Gateway	Commercial	0.57
03-145-0005	Davis	Gateway	Commercial	0.70

03-145-0006	Davis	Gateway	Commercial	0.67
03-145-0007	Davis Brothers	Gateway	Commercial	0.50
03-145-0008	Davis	Gateway	Commercial	0.45
03-145-0009	Davis	Gateway	Commercial	0.67
03-006-0002	Davis Brothers	Gateway	Commercial	2.28
03-006-0043	Jaswinder	Gateway	Commercial	0.71
03-006-0042	Rocky Hospitality LLC	Gateway	Commercial	2.38
03-006-0041	Jaswinder	Gateway	Commercial	1.07
03-006-0044	Jaswinder	Gateway	Commercial	1.43
03-006-0045	Davis Brothers	Gateway	Commercial	5.84
03-006-0046	Jon White	Gateway	Commercial	2.10
03-005-0011	Bingham	Gateway	Commercial	0.41
03-005-0012	Bingham	Gateway	Commercial	0.62
03-005-0014	Bingham	Gateway	Commercial	0.39
03-005-0016	Hugie	Gateway	Commercial	0.32
03-005-0015	Hugie	Gateway	Commercial	1.20
03-005-0026	Rowlette	Gateway	Commercial	2.19
03-005-0021	Isaacson	Gateway	Commercial	0.46
03-005-0019	Harrison	Gateway	Commercial	0.49
03-005-0018	Harrison	Gateway	Commercial	0.52
03-005-0027	Reeder	Gateway	Commercial	1.18
03-005-0028	Baron	Gateway	Commercial	1.22

South Gateway Rezone

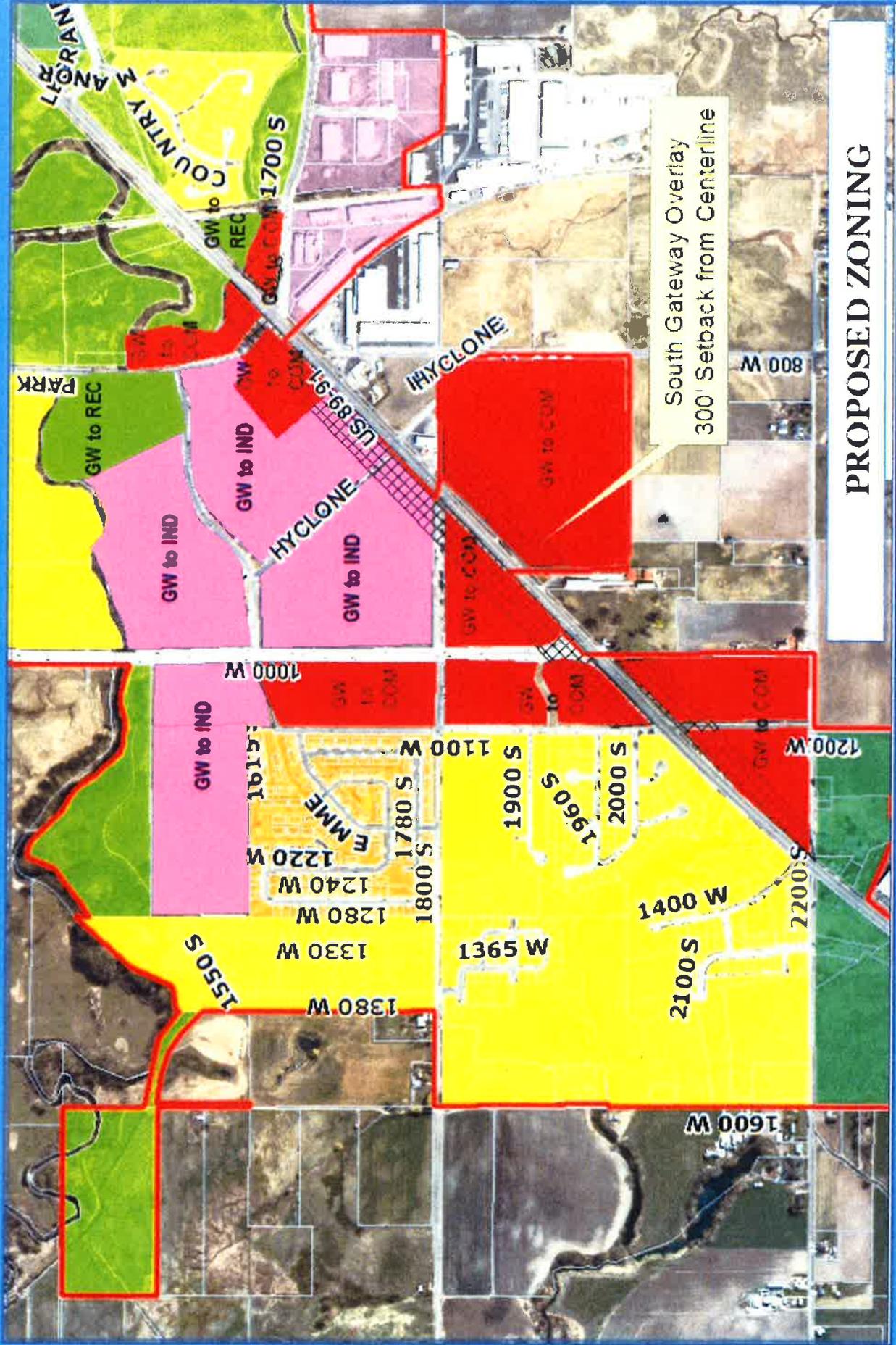
1700-2200 South HWY 89/91



PROPOSED FLUP

South Gateway Rezone

1700-2200 South HWY 89/91



South Gateway Overlay
300' Setback from Centerline

PROPOSED ZONING

Chapter 17.28: Gateway Overlay Zone

§17.28.010. Purpose

The purpose of the gateway overlay zone is to develop aesthetically pleasing, high quality, and economically functional highway entrances into Logan City by preserving important open space and vistas, emphasizing high quality building and site design, and implementing enhanced landscaped or natural areas adjacent to the highways. The gateway overlay zone recognizes that unique and sensitive site design, rather than an emphasis on uses, will promote and protect important gateway areas.

§17.28.020. Applicability

The gateway overlay zone will be applied to the five unique gateway corridors identified in Section 17.16. The use of the overlay zone will enable the City to prepare gateway standards unique to each corridor based on their specific circumstances rather than continue with the application of a single Gateway Zone. The gateway overlay zone will be applied within the following areas:

- A. **North Gateway.** The North Gateway, located on the north side of Logan along North Main Street, is generally built up with a mixture of commercial uses. The purpose of the North Gateway is to create a parkway entrance into Logan along North Main Street as properties and uses redevelop in response to changing market demands. This specific overlay contemplates a renewed emphasis on street trees, park strips, generous landscaping, improved pedestrian walkways, and enhanced building designs with a general orientation towards Main Street.
- B. **Northwest Gateway.** The purpose of the Northwest Gateway is to provide a transition into Logan in conjunction with the implementation of the Logan-Cache Airport Area Specific Plan. Because this area is a potential growth corridor for Logan, it is important to ensure new development is compatible with the anticipated airport uses while contributing to the aesthetic quality of this unique gateway. Due to the unique qualities of the areas wetlands and natural open areas, the Northwest Gateway will have the character of a parkway entrance into the city with vistas and large planted setbacks, consistent signage and fencing, and natural plantings. Development shall be designed to utilize critical areas as project amenities where possible.
- C. **West Gateway.** The West Gateway is located along Highway 30 and provides dramatic vistas of Logan City and the eastern mountains as one enters town from the west. The purpose of the West Gateway is to provide a transition between the agricultural and natural areas to the west with the industrial, commercial, and public uses located along the west entrance to Logan. This specific area contains a large number of public uses such as the landfill, transfer station, sewage lagoons, shooting ranges, fish hatchery, highway maintenance yard, and the County Detention Center. The West Gateway will be characterized by enhanced setbacks, extensive landscaping, an incorporation of natural features into the overall site design, vista preservation, and the execution of high quality design of new construction.
- D. **South Gateway.** The South Gateway is the City's primary front door for visitors. Its purpose is to make a welcoming transition from the semi-rural highway to Logan's mixed use and commercial areas at the south end of the City. Gateway standards of large setbacks, extensive landscape, incorporation of natural lands, vista preservation,

agricultural conservation and high quality design is intended to enhance the area and give it cohesion. In addition to specific welcome signage and facilities, the right-of-way will be designed with a parkway character. Generously landscaped front setbacks will enhance this theme.

- E. **East Gateway.** This gateway area, at the mouth of Logan Canyon, will be very carefully designed to emphasize the transition from the canyon's rugged and beautiful landscape to the low density edge of east Logan. The vistas from this gateway are outstanding and shall not be interrupted. The East Gateway includes the edge of Utah State University which also announces a welcome to Logan. Currently the majority of property within the East Gateway is public or quasi-publicly owned.

§17.28.030. Boundaries

The boundary for each of the gateway overlay zones are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.** The West Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 30 and west of 1400 West to the Logan City Limits.
- D. **South Gateway.** The South Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 89/91 and south of the Union Pacific Railroad Tracks (approximately 850 east of Park Avenue/1700 South intersection) southeast to the intersection of 2200 South/SR 89/91. TBD
- E. **East Gateway.** TBD

§17.28.040. Site Design and Development Standards

The intent of the gateway overlay zones is to create an aesthetically pleasing entry point into Logan City. Industrial uses shall be constructed in a campus-type setting with lower buildings to preserve vista views, extensive landscaping and green areas between the development and the roadway, and all parking, loading and service areas located to the side or rear of any buildings with adequate screening. In addition to the design and development standards found elsewhere in this Title, the additional design and development standards for each Gateway Overlay Zone are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.**
1. Setbacks.
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
 2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
 3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
 4. Building Height. The maximum height of any building is 38'.

5. **Open Space.** The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
6. **Lot Frontage.** The minimum lot frontage along Highway 30 is 200'.
7. **Outdoor Storage.** Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from Highway 30 using a combination of masonry walls and landscaping.
8. **Signs.** Pole signs and EMD's are prohibited. Only monument signs are permitted within the front yard area and shall be setback from the front property line 20'. Other signage shall be permitted as defined in Chapter 17.40.

D. South Gateway. TBD

1. Setbacks. The setback for any structure within any yard adjacent to Highway 89/91 is 100'. The setbacks for all other development within the South Gateway Overlay Zone not directly adjacent to Highway 89/91 is as follows:
 - a. Front Yard: 30'
 - b. Side Yard: 20'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39. All setback areas shall be landscaped.
3. Parking. Parking and loading facilities shall maintain a setback of 100' from the edge of Highway 89/91, shall meet a minimum setback of 25' from any property line, and shall be sufficiently screened from the highway.
4. Building Height. The maximum height of any building defaults to the underlying zone.
5. Open Space. The project shall provide a minimum of 25% open space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along Highway 89/91 is 100'.
7. Outdoor Storage. Outdoor storage shall meet a minimum setback of 75' from the edge of Highway 89/91 and shall be sufficiently screened from view.
8. Signs. Pole signs and EMD's are prohibited within the gateway overlay zone. Only monument signs are permitted, and in addition to the minimum sign standards contained in Chapter 17.40, shall meet a minimum setback of 50' from the edge of Highway 89/91. Other signage shall be permitted as defined in Chapter 17.40.
9. Fencing. Chain link and/or razor wire is prohibited within 100' of Highway 89/91.

E. East Gateway. TBD

§17.28.50. Permitted Uses

In addition to the allowed uses identified within the underlying zones, the following uses are also permitted in each of the unique gateways as specified below:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
 1. Golf courses and their accessory uses.
 2. Agricultural uses and structures.

3. Sales of Agricultural products grown on-site.
 4. Garden shop, plant sales, or nurseries.
- D. South Gateway.
1. Golf courses and their accessory uses.
 2. Agricultural uses and structures.
 3. Sales of Agricultural products grown on-site.
 4. Garden shop, plant sales, or nurseries.
- E. East Gateway. TBD

§17.28.60. Prohibited Uses

The following uses are prohibited in each of the specific gateways:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.
 2. Wrecking yard, junk yard, and salvage yards.
 3. Single family residential dwellings are prohibited within the first 200' of State Highway 30.
 4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
 5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
 6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
 7. Commercial storage units.
 8. Mobile home parks.
 9. Adult oriented businesses.
 10. Concrete or asphalt batch plants.
 11. Hotels, motels, and bed & breakfast establishments.
 12. Group living facilities.
- D. South Gateway.
1. Wireless Telecommunication Facilities are prohibited within the first 100' of Highway 89/91.
 2. Wrecking yard, junk yard, and salvage yards.
 3. Single family residential dwellings are prohibited within the first 100' of Highway 89/91.
 4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
 5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
 6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
 7. Commercial storage units.
 8. Mobile home parks.
 9. Adult oriented businesses.
 10. Concrete or asphalt batch plants.
 11. Group living facilities.
 12. Contractors storage yards.
 13. Waste related uses.

E. East Gateway. TBD

§17.28.060. Design Review and Approval

Proposed development projects shall be reviewed as per the review and approval processes outlined in this Title.