

CITY OF LOGAN, UTAH
ORDINANCE NO. 19-12

**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 "Official Zoning Map of Logan City, Utah" is hereby amended and the following properties in the Bridger Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Commercial (COM) to Mixed Residential High (MR-30).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2019.

AYES:

NAYS:

ABSENT:

Jeannie F. 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 _____, 2019.

Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2019.

Holly Daines, Mayor

May 23, 2019



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 31, 2019
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #19-12

Summary of Planning Commission Proceedings

Project Name: Champlin Storm Rider Rezone
Request: Official Zoning Map Amendment
Project Address: ~1760 N 200 W
Recommendation of the Planning Commission: **Denial**

On May 23, the Planning Commission recommended that the Municipal Council **deny** the Champlin Storm Rider Rezone.

Planning Commissioners vote (4-1):

Motion: R. Croshaw,
Second: T. Nielson

vote recommend denial: T. Nielson, R. Croshaw, R. Dickinson, S. Goodlander,

vote recommend approval: D. Butterfield

abstain: none

Attachments:

Staff Report
Ordinance #19-12
Planning Commission Meeting Minutes
Project Slides



Project #19-017
Champlin Storm Rider Rezone
Located at 1760 North 200 West

REPORT SUMMARY...

Project Name: Champlin Storm Rider Rezone
Proponent/Owner: Travis S. Taylor / CH Champlin LLC/Storm Rider Properties LLC
Project Address: 1760 North 200 West
Request: Rezone from COM to MR-30
Current Zoning: Commercial (COM)
Date of Hearing: May 23, 2019
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

The Planning Commission sends a recommendation of denial to the Municipal Council for approximately 17.35 acres of property located at approximately 1760 North 200 West (TIN# 04-082-0010, -0013, 04-177-0002, -0003, -0005) currently zoned Commercial (COM).

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	Outside City Limit: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

REQUEST

The proponent is requesting to rezone five (5) parcels that total approximately 17.35 acres of property. The request reconfigures the property boundaries so that approximately 5.9 acres remain Commercial (COM) zoning and 11.4 acres be rezoned to Mixed Residential High (MR-30). The proposed 11.4 acres of MR-30 property is located along the west side near 200 West. The area is relatively flat and currently being used for agricultural purposes. The streetscape along 200 West is currently devoid of curb, gutter and sidewalk. At maximum density, 11.4 acres of MR-30 land could yield 342 multi-family dwelling units.

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies these properties as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations are located along the Main Street corridor north and south of downtown.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone is located along major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space. Residential uses are allowed in upper floors only with ground floor square footage entirely dedicated to commercial purposes.

ZONING HISTORY

Portions of the project site were annexed into the City in 1983 and zoned C4. In 2000, those areas were zoned from C4 to COM. In 2013, the remaining portions of the site along Main

Street were annexed into Logan City as part of a City Boundary adjustment with North Logan City. These areas were zoned COM in 2013 and have remained that designation.

SUMMARY

These properties, consisting of over 17 acres, are the largest vacant green-field COM zoned area along Main Street. A vacant area of this size inside City limits has unique commercial development potential and is becoming a scarcity. There are larger vacant COM properties along 1000 West near 200 North. Although the current demand for commercial development is low, being outpaced by multi-family development demand, The City has a diminishing amount of vacant land zoned COM. The Bridger Neighborhood has an overabundance of multi-family housing as compared to other Logan neighborhoods. This property is in close proximity to many commercial services and employment centers.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, several phone calls and written comments in opposition has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/24/19, posted on the City's website and the Utah Public Meeting website on 4/24/19, and noticed in a quarter page ad on 4/24/19, and a Public Notice mailed to property owners within 300' were sent on 4/24/19.

RECOMMENDED FINDINGS

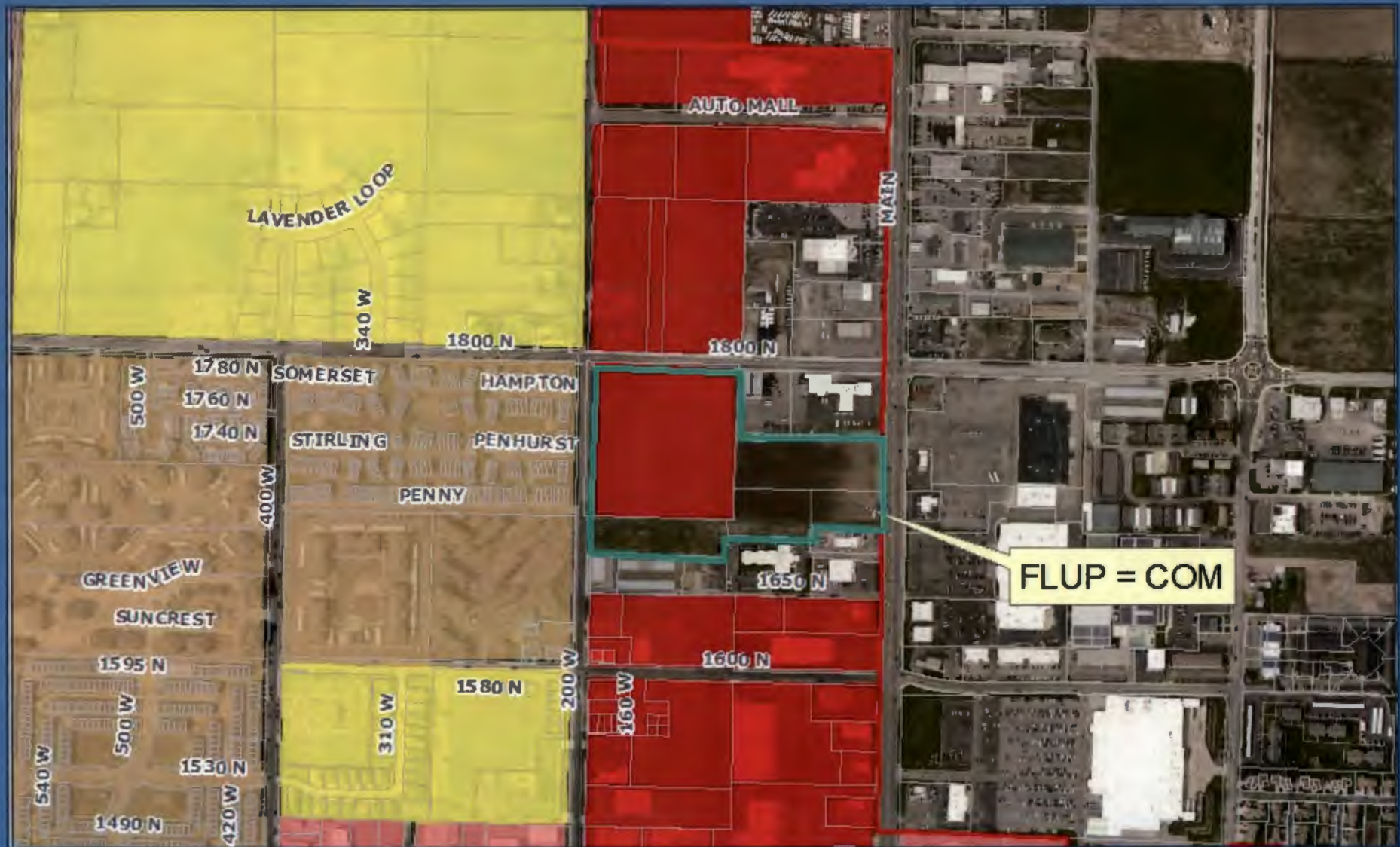
The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The Logan City FLUP identifies the area as COM
2. This area is one of the largest remaining vacant COM areas along the Main Street Corridor.
3. The subject property is located near major infrastructure and utility service lines.
4. The COM designation is intended for commercial uses serving city-wide and regional populations.

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.

Champlin / Storm Rider Properties Rezone

1760 North 200 West



Champlin / Storm Rider Properties Rezone

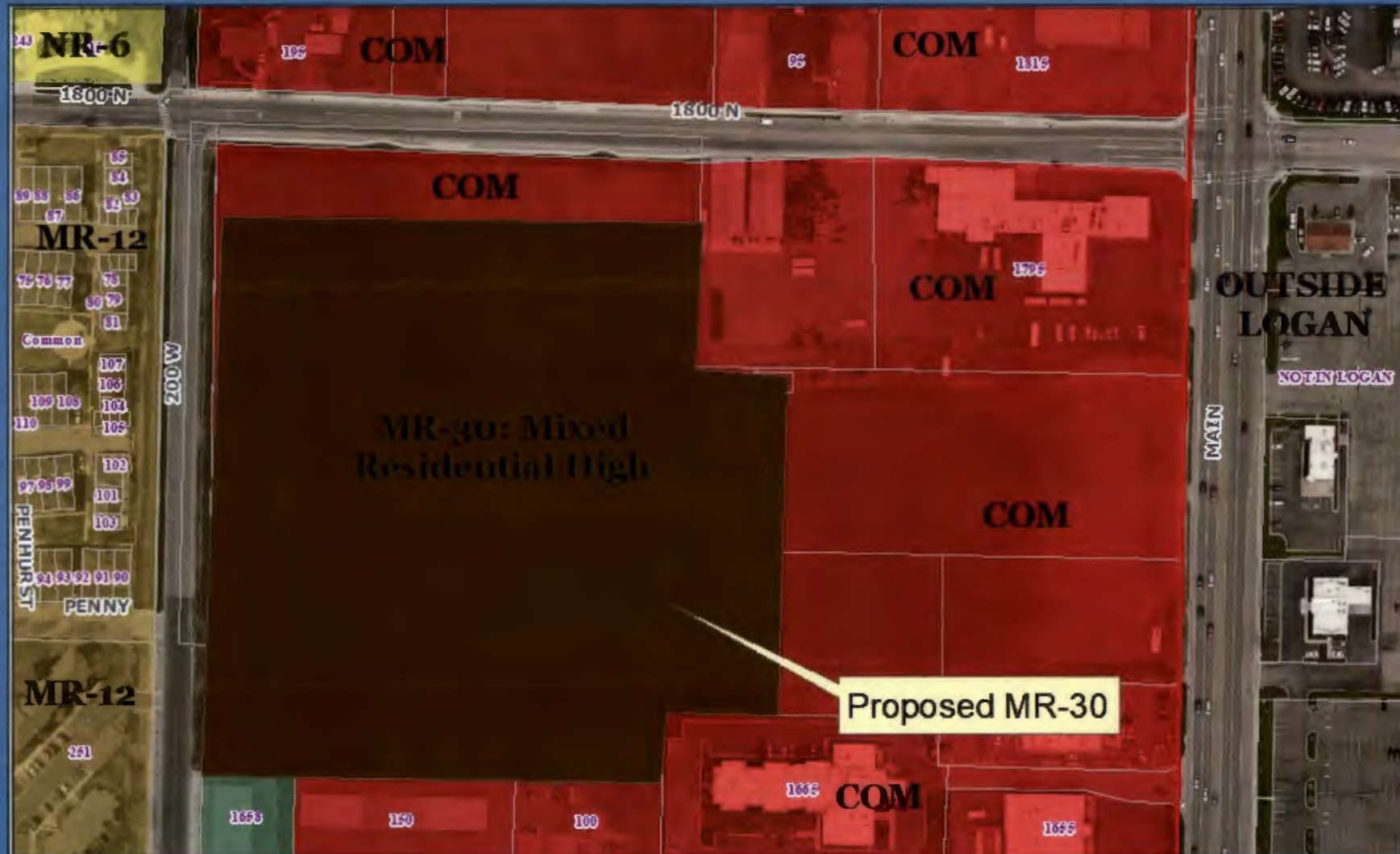
1760 North 200 West





Champlin / Storm Rider Properties Rezone

1760 North 200 West



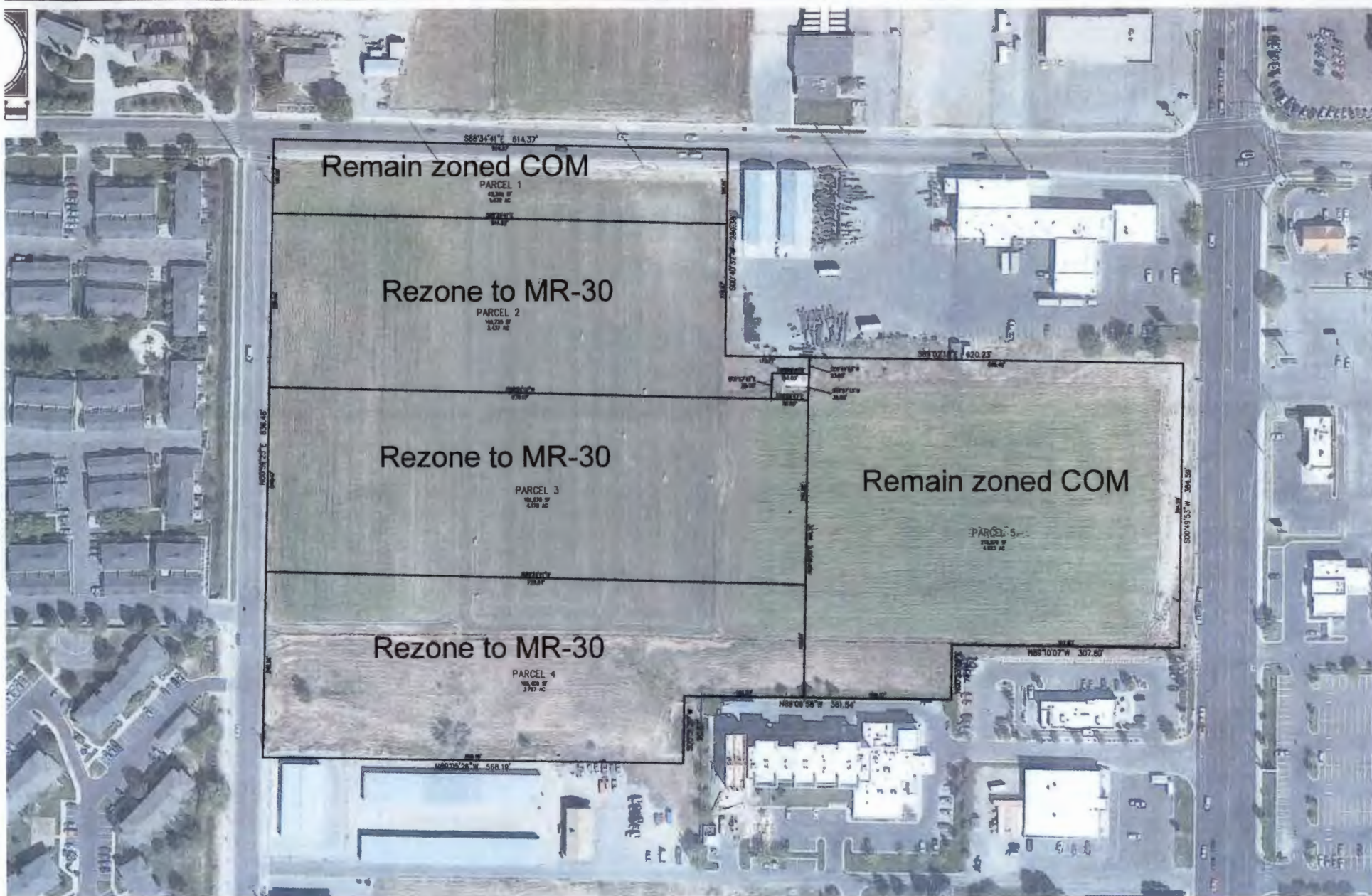
Planning Commission

May 23, 2019

Champlin / Storm Rider Properties Rezone

1760 North 200 West





PREPARED FOR:
ESTATES COMPANIES
BY:
HAMPLIN PROPERTIES

ADJUSTED PARCELS

LOCATED IN THE SOUTHEAST 1/4
OF SECTION 21, TOWNSHIP 12
NORTH, RANGE 1 EAST, 9L&M
CACHE COUNTY, UTAH

DRAWN BY:
BMS
REVIEWED BY:
BMS
SCALE:
1" = 60'
DATE:
04/16/2019


Summit Engineering Group Inc.
Structural • Civil • Surveying
101 WEST CENTER - P.O. BOX 101
SALT LAKE CITY, UTAH 84101
PH: 801-521-1111 FAX: 801-521-1112

PLANNING COMMISSION MINUTES

Meeting of May 23, 2019

Logan City Council Chambers (290 North 100 West Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, May 23, 2019. Chairman Butterfield called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Tony Nielson

Commissioners Excused: Dave Newman, Eduardo Ortiz

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Bill Young, Paul Taylor, Craig Humphreys, Jeannie Simmonds (Council liaison)

Minutes from the May 9, 2019 meeting were reviewed. Commissioner Nielson moved to approve the minutes as submitted. Motion seconded by Commissioner Croshaw. Approved unanimously.

PUBLIC HEARING

PC 19-017 Champlin/Storm Rider Properties Rezone [Zone Change] Travis S. Taylor/CH Champlin LLC-Storm Rider Properties LLC, authorized agent/owner(s), request to rezone (11.43 acres out of a total of 17.35 acres) of five (5) parcels from Commercial (COM) to Mixed Residential (MR-30) located at 1760 N. 200 W. (04-082-0010), 1739 N. Main (04-082-0013), 1676 N. Main (04-177-0005), 1707 N. Main (04-177-0002) and 1700 N. 80 W (04-177-0003).

STAFF: Mr. Holley reviewed the request to rezone five (5) parcels that total approximately 17.35 acres of property. The request reconfigures the property boundaries so that approximately 5.9 acres remain Commercial (COM) zoning and 11.4 acres be rezoned to Mixed Residential High (MR-30). The proposed 11.4 acres of MR-30 property is located along the west side near 200 West. The area is relatively flat and currently being used for agricultural purposes. The streetscape along 200 West is currently devoid of curb, gutter and sidewalk. At maximum density, 11.4 acres of MR-30 land could yield 342 multi-family dwelling units.

Portions of the project site were annexed into the City in 1983 and zoned C4. In 2000, those areas were zoned from C4 to COM. In 2013, the remaining portions of the site along Main Street were annexed into Logan City as part of a City Boundary adjustment with North Logan City. These areas were zoned COM in 2013 and have remained that designation.

These properties, consisting of over 17 acres, are the largest vacant greenfield COM zoned area along Main Street. A vacant area of this size inside City limits has unique commercial development potential and is becoming a scarcity. There are larger vacant COM properties along 1000 West near 200 North. Although the current demand for commercial development is low, being outpaced by multi-family development demand, the City has a diminishing amount of vacant land zoned COM. The Bridger Neighborhood has an overabundance of multi-family housing as compared to other neighborhoods. This property is close to many commercial services and employment centers.

PROPONENT: Travis Taylor pointed out the differences between the zones. The Commercial (COM) zone allows up to 30 units/acre, with 40-55' building height and 10% open space. Mixed Residential (MR-30) allows 30 units/acre with 45' maximum building height and 20% open space.

Store closings projected in 2019 include: Target-6; JC Penney-27; Party City-45; CVS-46; Lowes-51; K-Mart-48; Victoria's Secret-53; Starbucks-150; GAP-230; ShopKo-363; Family Dollar-390; Dress Barn-650; Payless Shoes-2,100. There is a definite change in commercial sales. There are places where vertical mixed use makes sense, however, this is a horizontal mixed use with commercial along Main Street. Although this will not be affordable housing, it will be reasonably-priced housing. There is a need for more housing options. With the move from traditional commercial retail and the need for more housing, this project makes sense.

PUBLIC: An email from Dean Quayle, requesting denial for the rezone, was received and distributed to the Commission prior to the meeting. Two phone calls opposed to rezoning the COM area were received.

Barbara Haines recently moved into the Champlin 55+ active community and is supportive of the commercial component, however, this area is very high-density and transitional. Traffic on 200 West is becoming very busy. She likes the commercial barrier between 200 West and Main Street and is not in favor of changing the zone to MR-30.

Dean Quayle said this proposal would increase high-density housing in the area by 25%, which this area does not need. The goal is to promote more single-family housing to help provide more stability. There are two major thoroughfares through the area (1400 North and 1800 North) with increasing traffic. Parking is a major concern in the area and he urged the Commission to not approve the rezone.

David Geary is the Republican Chair for Precinct 31 and is concerned with the lack of participation and voter apathy. There seems to be a sense of disenfranchisement from voters because they are not well represented in the political process. Adding more multi-family housing will only exacerbate the problem. Crime statistics in the Bridger area are rising. He encouraged the Commission to keep the area zoned Commercial.

Ann Geary, representing the Logan City Board of Education, noted that they recently adopted a Resolution Promoting Stable Neighborhoods. There is a great deal of concern about the transient nature of the District and there is a demonstrated correlation between Logan City zoning laws, family economic status and student mobility. The Board recognizes the benefits of having a student population that includes ethnic, linguistic and economic diversity, however, regions of high neighborhood mobility – families frequently moving in and out of the district – create numerous challenges for schools. The Board acknowledges the value of promoting community structures that encourage families to develop lasting roots in a community, neighborhood and school. The District supports efforts to provide stable housing options for families; including rehabilitation of existing transient neighborhoods and creating zoning for future neighborhood developments that will help promote long-term community consistency. Because of the growth on the west side, particularly the Bridger Neighborhood, 180 students who live between 1400 North and 1800 North are bussed to Wilson Elementary due to overcrowding at Bridger Elementary. None of the 180 students being bussed live in a single-family home. Most of the homes in this area are in multi-family housing complexes. She asked the Commission to consider the negative impact of increasing the density.

Colleen Jashinsky, lives on 1800 North, and is concerned about parking and road conditions. 1800 North from Main to 200 West has no available parking. Traffic congestion is horrific. More density will worsen the problem. Since the improvement of 1800 North she has seen a lot more crime.

John Hansen is a mid-career professional who works as an engineer at Space Dynamics and lives in the Yorkshire complex. Yorkshire, with an MR-12 zone, has been a success. The addition of more high-density housing will create more problems. He recommended denial of the request.

COMMISSION: Mr. Holley pointed out the disproportional amount of multi-family housing in this area. Multi-family housing is typically more transient, which makes it difficult for neighborhoods, schools and churches. He pointed out that the Future Land Use Plan (FLUP) and the General Plan both call out this area as Commercial.

Commissioner Goodlander believes there is enough density in that area. Commissioner Croshaw agreed that adding more density would be an injustice to this area and MR-30 is too high. Commissioner Dickinson supports leaving it Commercial. Commissioner Nielson advised that this area has a staggering and disproportionate amount of high-density housing and he would not be in favor of adding more.

Chairman Butterfield said, understanding the concerns that have been expressed, and the density of the area, there is a need for, and an obligation to provide more affordable housing. Mr. Housley noted that Logan has addressed and more than met the threshold for affordable housing. Chairman Butterfield said there continues to be a need; an MR-12 zone might be more appropriate, however, there is a market for and an economy that needs more housing options.

MOTION: Commissioner Croshaw moved to **forward a recommendation for denial** to the Municipal Council for a zone change as outlined in PC 19-017 with the findings as listed below. Commissioner Nielson seconded the motion.

FINDINGS

1. The Logan City Future Land Use Plan (FLUP) identifies the area as Commercial (COM).
2. This area is one of the largest remaining vacant COM areas along the Main Street Corridor.
3. The property is located near major infrastructure and utility service lines.
4. The COM designation is intended for commercial uses serving city-wide and regional populations.

Moved: R. Croshaw **Seconded:** T. Nielson **Approved:** 4-1

Yea: Croshaw, Dickinson, Goodlander, Nielson **Nay:** D. Butterfield **Abstain:**