

CITY OF LOGAN, UTAH
ORDINANCE NO. 19-20

**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 Woodruff Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Commercial (COM) Mixed Residential Medium (MR-20).

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.

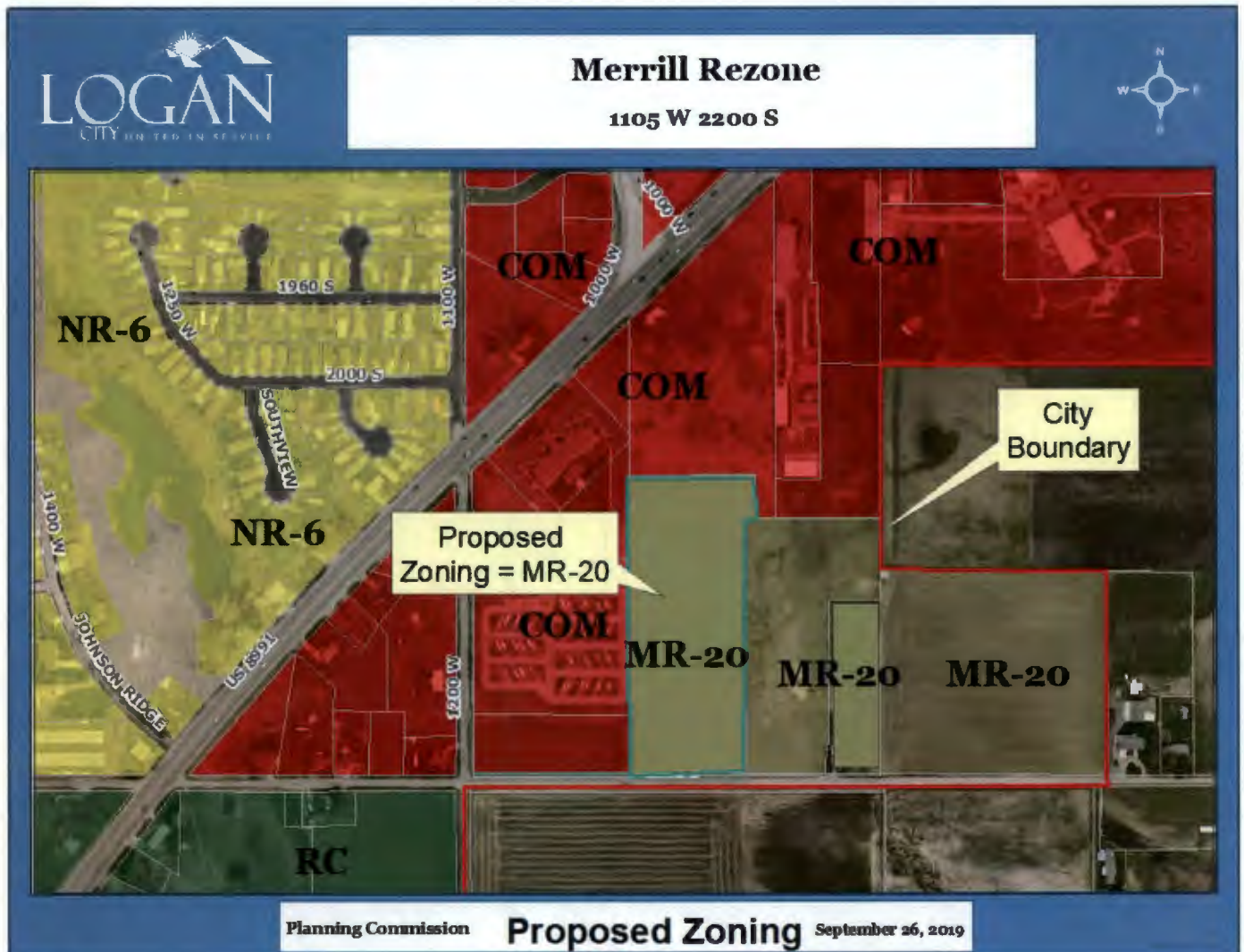
Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

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

Holly H. Daines, Mayor

EXHIBIT A





MEMORANDUM TO MUNICIPAL COUNCIL

DATE: October 8, 2019
FROM: Russ Holley, Senior Planner
SUBJECT: **Ordinance #19-20 Merrill Rezone**

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Merrill Rezone
<i>Request:</i>	Official Zoning Map Amendment
<i>Project Address:</i>	1105 West 2200 South
<i>Recommendation of the Planning Commission:</i>	Denial

On September 26, 2019, the Planning Commission recommended that the Municipal Council **deny** a rezone from Commercial (COM) to Mixed Residential Medium (MR-20) for the Merrill Rezone project.

Planning Commissioners vote (3-2):

Motion: R. Dickinson

Second: R. Croshaw

vote to recommend denial to City Council:

yea; T. Nielson, R. Croshaw, R. Dickinson, S.

nay; J. Lucero, E. Ortiz,

abstain: none

Attachments:

Staff Report

Ordinance #19-20

Planning Commission Meeting Minutes

Project Slides



**Project #19-039
Merrill Rezone
Located at 1105 West 2200 South**

REPORT SUMMARY...

Project Name: Merrill Rezone
Proponent/Owner: Dan Larsen / Jed & Reva Merrill
Project Address: 1105 West 2200 South
Request: Rezone from COM to MR-20
Current Zoning: Commercial (COM)
Date of Hearing: September 26, 2019
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of approximately 8.11 acres of property located at approximately 1105 West 2200 South (TIN# 03-006-0009) from Commercial (COM) to Mixed Residential Medium (MR-20).

Land use adjoining the subject property

<i>North:</i>	COM: Vacant	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	COM: Commercial Uses

PROJECT

The proponent is requesting to rezone approximately 8.11 acres at 1105 West 2200 South. The rectangular shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agriculture land. The property has approximately 360 feet of frontage along 2200 South and is approximately 930 in depth running north and south. 1000 West street is planned to align along the east side of this property as it extends south of the newly installed traffic signal at the intersection of HWY 89-91. This property was annexed into Logan City in May 2017. It has been zoned COM ever since.

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and 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 or near the Main Street corridor north and south of downtown.

Mixed Residential (MR) areas are described in the General Plan as areas being designed to provide a range of housing options for all stages of life. MR areas will typically be located near employment centers and service areas. MR project will be efficiently designed to preserve surrounding open lands of the valley and minimize traffic congestion. Structures in MR will range from townhomes and apartments.

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.

The Mixed Residential Medium (MR-20) zoning district permits a maximum density of 20 units per acre and building heights at 45 feet. Setbacks are 10 feet in the front yard and lot coverage

is capped at 60%. 20% of the site is required to be open space and an additional 10% is required outdoor space (patios, decks, etc.). Buildings are required to provide 2 off-street parking stalls per dwelling unit.

NEIGHBORHOOD COMPATIBILITY

This area was recently annexed into the City but was anticipated to do so in the 2008 version of the General Plan and identified on the FLUP. The newly traffic signal installed at the intersection of 1000 West/HWY89-91 will significantly impact the character of this quasi-rural area as development pressures continue to intensify. Areas to the south and east largely remain undeveloped agricultural lands with Nibley City and Millville City boundaries in close proximities. The areas to the west are developed as a Motel, built in 1996, and a Recreational Vehicle park. A newly approved office warehouse is located directly west along 2200 South.

Proximity to this intersection should be considered as communities along the South Corridor Plan area implement standards for setbacks, access, and commercial nodal development patterns. The LDC defines a commercial node as being 700 feet away from the center of the traffic signal. This property is located 718 feet away from the center of intersection. The South Gateway Overlay is placed on properties within 300 feet of the Highway and requires enhanced setbacks. This property is 415 feet away from the Highway. With 1000 West planned to continue southward through Nibley, this property along with the neighboring properties to the west, form a triangular island between HWY 89-91, 2200 South and 1000 West.

From a residential land use standpoint, existing developments and approved projects within a ¼ mile radius and within the Logan City boundary, there is a disproportionate value of structure types with approximately 640 Multi-Family Units, 250 Mobile Homes, and 250 Single-Family Homes. Multi-Family dwelling unit breakdown is approximately 120 duplexes, 200 townhomes, and 312 multi-story apartment units. MR-20 developments typically result in multi-story apartment complexes. This property developed at maximum density would result in 162 units.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

PUBLIC COMMENTS

A written comment from the Logan City School district was received opposing the rezone request.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 9/18/19, and noticed in a quarter page ad on 9/7/19, and a Public Notice mailed to property owners within 300' were sent on 9/19/19.

RECOMMENDED FINDINGS FOR DENIAL

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

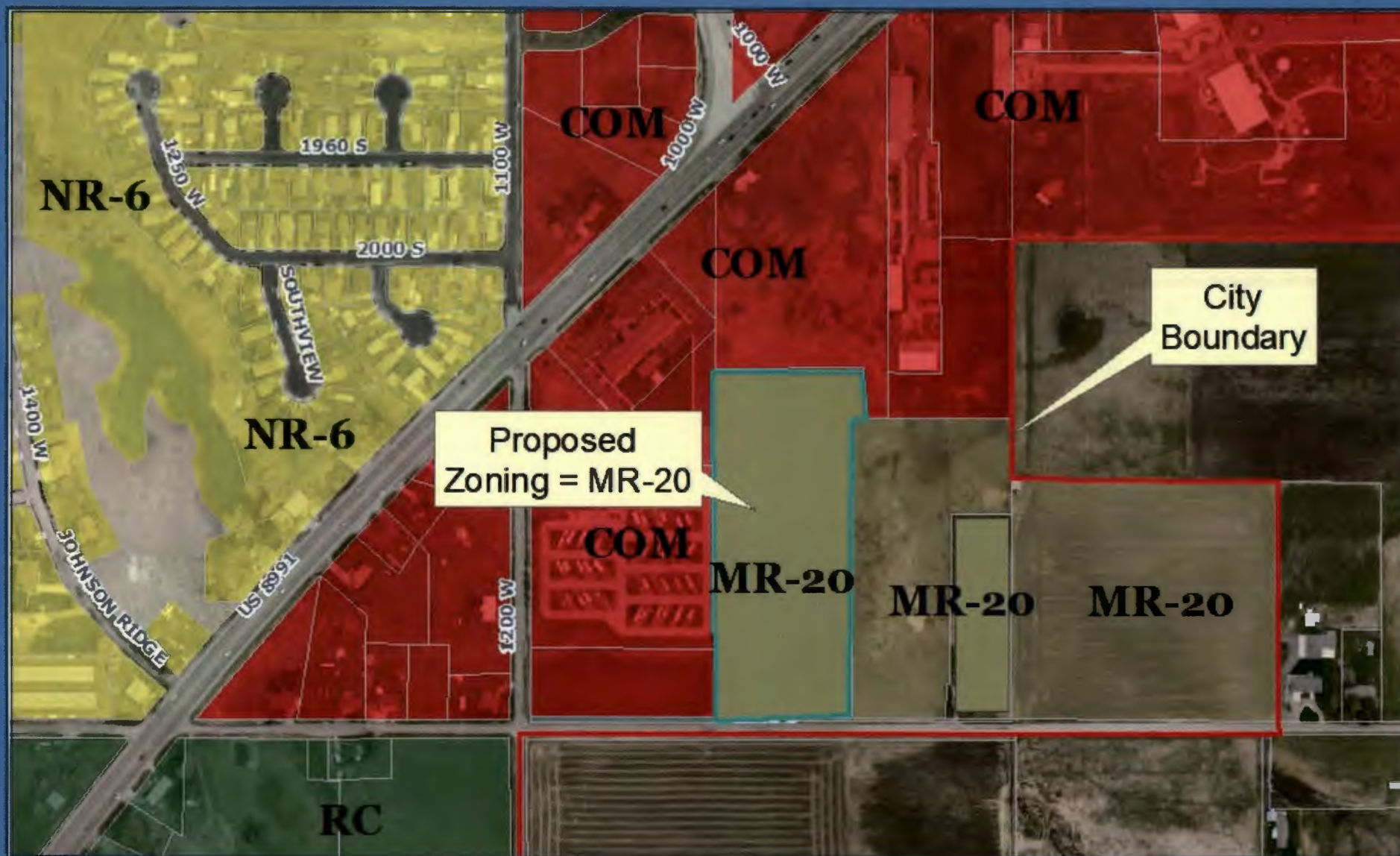
1. The FLUP identifies the area as COM.
2. The subject property is located in close proximity to the new traffic signal at HWY 89-91/1000 West and area designated in the LDC and South Corridor Plan as a commercial node.
3. Based on area residential inventories, multi-family units outnumber single family and mobile home units combined.
4. The future alignment of 1000 West will act as a barrier from commercial uses to the west and residential uses to the east.

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.



Merrill Rezone

1105 W 2200 S

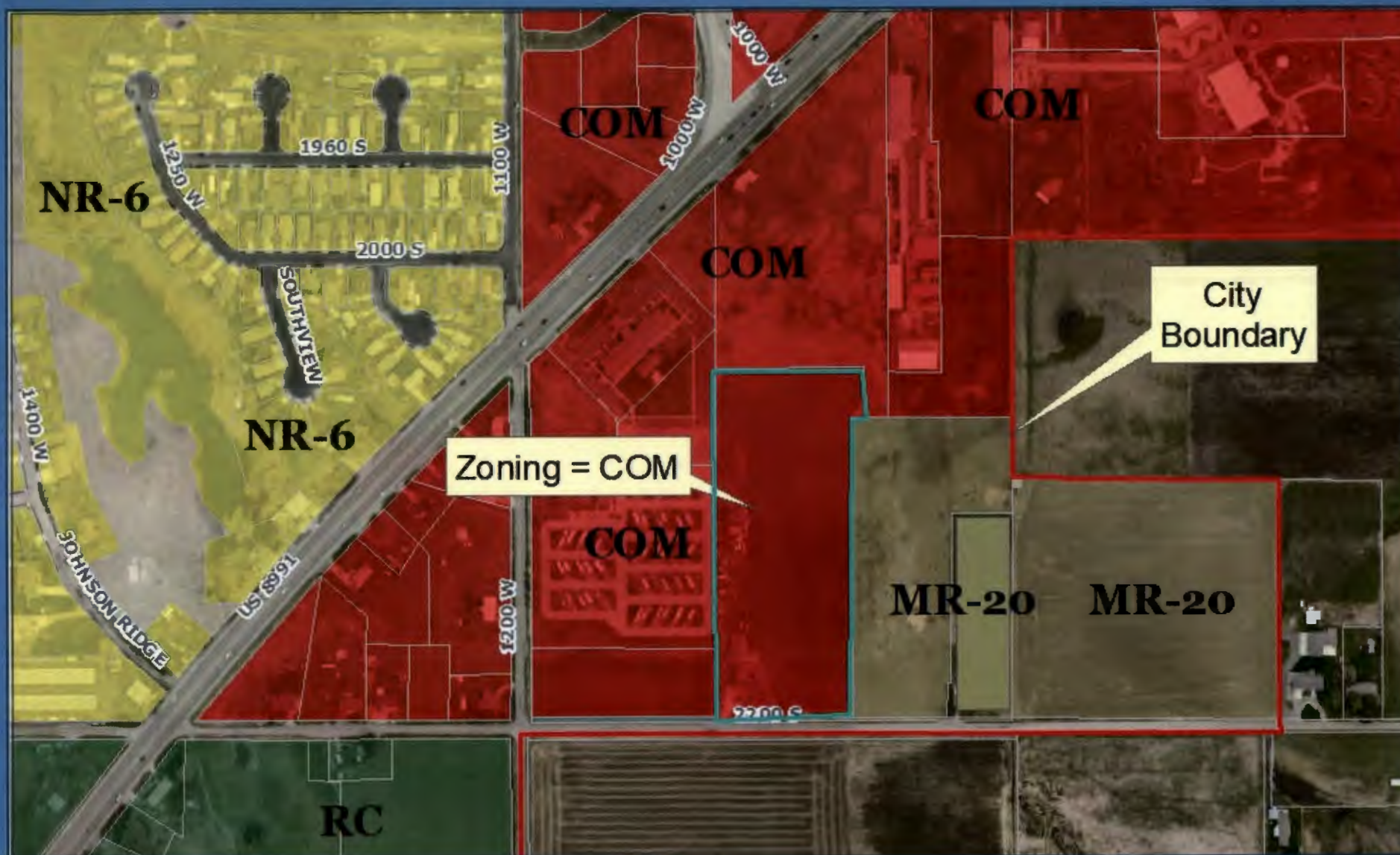


Planning Commission

Proposed Zoning September 26, 2019

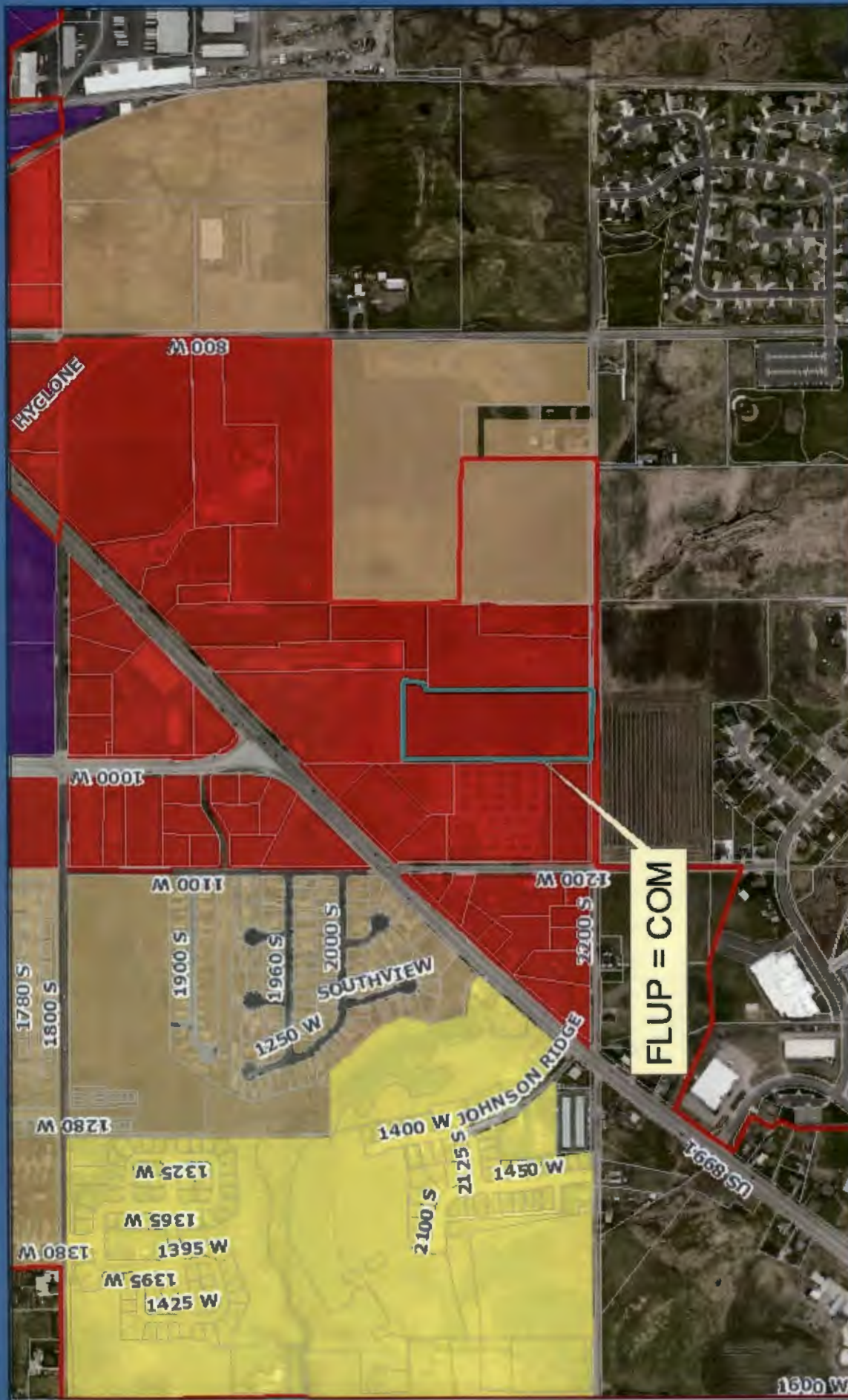
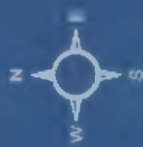
Merrill Rezone

1105 W 2200 S



Merrill Rezone

1105 W 2200 S



September 26, 2019



COMMUNITY DEVELOPMENT

PLANNING COMMISSION MINUTES

Meeting of September 26, 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, September 26, 2019. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Regina Dickinson, Jess Lucero, Tony Nielson, Eduardo Ortiz

Commissioners Excused: Sandi Goodlander, Dave Newman

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

PC 19-039 Merrill Rezone [Zone Change] Dan Larsen/Jed & Reva Merrill, authorized agent/owner, request a zone change of 8.11 acres located at 1105 West 2200 South from Commercial (COM) to Mixed Residential (MR-20); TIN 03-006-0009. (Woodruff Neighborhood)

STAFF: Mr. Holley reviewed the request to rezone approximately 8.11 acres at 1105 West 2200 South from Commercial (COM) to Mixed Residential (MR-20). The rectangular-shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agricultural land. The property has approximately 360' of frontage along 2200 South and is approximately 930' in depth running north and south. 1000 West is planned to align along the east side of this property as it extends south of the newly-installed traffic signal at the intersection of Hwy 89-91. This property was annexed into Logan City in May 2017. It has been zoned Commercial (COM) ever since.

PROPONENT: Dan Larsen said there were quite a few factors considered when figuring out what to do with the property. There are more residential-type uses than commercial uses in the area. The motel, zoned commercial by definition, is more of a residential-type use. 1200 West no longer connects to Hwy 89. The thought of that becoming a large commercial area is limited by the access. There is a more need for housing than commercial within the City. The south (Nibley) is residential, the west is the trailer park and this property would be more successful as Mixed Residential.

PUBLIC: James Merrill will be the owner/occupant of a home that will be located where the existing garage is. The property to the east is the existing RV park and the only commercial property is the warehouse that recently went in.

Jed Merrill, the owner of the property, said this used to be a mink ranch in 1960. The home was built in 1961. There is housing across the street and Mixed Residential makes more sense than leaving it Commercial.

COMMISSION: Commissioner Ortiz asked when the Future Land Use Plan (FLUP) was approved. Mr. Holley advised that it was approved in 2008 with an update a few years ago, and staff is currently working on another update. The recently-annexed Strata property was rezoned to MR-20.

Mr. Holley confirmed for Commissioner Croshaw that the distance from the west property line to 1200 West is less than a block (~500').

Chairman Neilson said his biggest struggle is with 1000 West coming through and the City's intent of this being a commercial node; in that regard, this seems like the best place for it.

Commissioner Lucero asked how the future of 1000 West conflicts with this request. Mr. Holley explained how the 1000 West alignment will curve from a perpendicular intersection line to connect with Nibley to the south, at which time, it will likely become a major collector road. 1200 West is currently a cul-de-sac with limited access and could be vacated in the future. 2200 South could change if it becomes a signalized access.

Chairman Nielson noted that we cannot control what Nibley City does. Mr. Holley said Nibley City shows this area planned to be single-family residential.

Mr. DeSimone said this is quite a challenge as there are valid arguments for either choice. It is difficult to see commercial ground given up, however, there is no current demand for commercial. There is also a benefit for providing housing for employment in the area. Changes to the FLUP will be coming to the Commission in the next few months for review.

Mr. Holley answered for Commissioner Lucero that the housing stock is circa 1960-70. She said it is understandable how staff grappled with the recommendation; part of her struggle is the fact that property to the east was rezoned Mixed Residential.

MOTION: Commissioner Dickinson moved to recommend **denial** to the Municipal Council for a rezone of approximately 8.11 acres of property located at 1105 West 2200 South from Commercial (COM) to Mixed Residential Medium (MR-20). Commissioner Croshaw seconded the motion.

FINDINGS FOR DENIAL

1. The Future Land Use Plan (FLUP) identifies the area as Commercial.
2. The property is located close to the new traffic signal at Hwy 89/1000 West and area designated in the LDC and South Corridor Plan as a commercial node.
3. Based on area residential inventories, multi-family units outnumber single-family and mobile home units combined.
4. The future alignment of 1000 West will act as a barrier from commercial uses to the west and residential uses to the east

Moved: R. Dickinson **Seconded:** R. Croshaw **Approved:** 3-2
Yea: Croshaw, Dickinson, Nielson **Nay:** Lucero, Ortiz **Abstain:**