

**CITY OF LOGAN
RESOLUTION NO. 13-29**

**A RESOLUTION ESTABLISHING A THE CACHE VALLEY SOUTH CORRIDOR
DEVELOPMENT PLAN**

WHEREAS, the Municipal Council finds that the economic and physical condition of the State Route 89/91 corridor is of significant importance to the vitality of the City of Logan and Cache Valley; and

WHEREAS, the Cache Valley South Corridor Development Plan Logan recognizes the importance of the SR 89/91 corridor to all communities along this roadway; and

WHEREAS, the Cache Valley South Corridor Development Plan provides a framework for the physical development of private and public lands within the SR 89/91 corridor; and

WHEREAS, the Cache Valley South Corridor Development Plan represents a partnership between Logan City, Cache County, Nibley City and Wellsville City in managing new growth and development within the SR 89/91 corridor for the collective benefit of all communities; and

WHEREAS, the Cache Valley South Corridor Development Plan is consistent with, and actively promotes, the goals in the Logan General Plan; and

WHEREAS, a lengthy public process was utilized, including a steering committee consisting of local landowners, elected and appointed City officials, and community leaders, to develop and prepare this Cache Valley South Corridor Development Plan in order to ensure both property owners and Logan residents alike had a chance to actively participate; and

NOW THEREFORE, BE IT RESOLVED THAT THE LOGAN MUNICIPAL COUNCIL, hereby adopts the Cache Valley South Corridor Development Plan.

This resolution shall take effect immediately upon its adoption and approval.

PASSED BY THE LOGAN MUNICIPAL COUNCIL THIS 21ST DAY OF MAY, 2013.

Holly Daines, Council Chairperson

ATTEST:

Teresa Harris, City Recorder



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 7, 2013
FROM: Mike DeSimone, Community Development
SUBJECT: South Cache Corridor Development Plan – Plan Adoption

Summary of Planning Commission Proceedings

<i>Project Name:</i>	South Cache Corridor Development Plan
<i>Project Address:</i>	Citywide
<i>Recommendation of Planning Commission:</i>	Approval

On April 11, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve the South Cache Corridor Development Plan.

Planning Commissioners, vote (6,0):

Recommend approval: Konrad Lee, David Adams, Amanda Davis, Heather Hall, Russ Price, Angela Fonsebeck.

Recommend denial: None.

Attachments:

Staff Report
Resolution 13-29
PC Meeting Minutes



**Project #13-008
South Corridor Development Plan**

REPORT SUMMARY...

<i>Project Name:</i>	South Corridor Development Plan
<i>Proponent/Owner:</i>	Logan City Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Plan Adoption
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	April 11, 2013
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the South Corridor Development Plan.

REQUEST

The South Corridor Development Plan is a planning tool for the SR 89/91 highway corridor developed in cooperation with Logan City, Cache County, Nibley City, Wellsville City, UDOT and the CMPO. SR 89/91 is important from both a transportation and aesthetic standpoint. SR 89/91 provides access to points beyond Cache Valley while also affording tremendous views of the valley and surrounding mountain ranges. Future development, while important to each of the communities along this roadway, may also negatively impact both aspects of the corridor. The purpose of this plan is to provide a framework for the physical development of private and public land within this highway corridor. The plan evaluated current and future transportation needs, future population projections, current and future commercial needs, development patterns in order to identify and evaluate a preferred series of development alternatives. To summarize, the preferred alternative is to develop a series of commercial nodes at major intersections into each jurisdiction while maintaining a buffer along the highway. The purpose of the buffer is to limit direct access onto the highway while also maintaining the aesthetic opportunities afforded while traveling the corridor.

GENERAL PLAN

The South Corridor Development Plan is an extension of the Logan General Plan similar to a Neighborhood Plan. This plan further refines many of the concepts discussed in the General Plan especially as they relate to future development along a significant corridor. One significant difference is that the bulk of this plan addresses areas outside Logan City.

STAFF RECOMMENDATION

The South Corridor Development Plan is important for both Logan City and other jurisdictions in defining future development along SR 89/91. Staff recommends the Planning Commission recommend approval of this plan to the City Council.

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 3/28/13 and posted on the City's website and the Utah Public Meeting website on 3/25/13.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time this report was prepared, no comments had been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. The South Corridor Development Plan is consistent with Utah State Law 10-9a-401.
2. The South Corridor Development Plan is consistent with the goals and objectives of the Logan General Plan.
3. Because the South Corridor Development Plan is a multi-jurisdictional project, it includes lands both within and outside of Logan City. The adoption of this plan by Logan City does not authorize nor relegate Logan's City land use authority to any other entity.
4. The public was invited to attend and participate during the plan preparation phase. The review and adoption process conducted by Logan City has ensured public notification requirements were met.

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.

PC 13-008 South Corridor Development Plan Logan City is requesting to adopt the Cache Valley South Corridor Development Plan. The CVSCDP is a multi-jurisdictional (Logan, Nibley, Wellsville, Cache County) effort to provide a framework for the physical development of private and public land within the south corridor area (Hwy 89/91). The plan is intended to guide future growth and development in the corridor with eventual adoption and implementation the responsibility of each participating jurisdiction.

STAFF: The South Corridor Development Plan is a planning tool for the SR 89/91 highway corridor developed in cooperation with Logan City, Cache County, Nibley City, Wellsville City, UDOT and the CMPO. SR 89/91 is important from both a transportation and aesthetic standpoint. SR 89/91 provides access to points beyond Cache Valley while also affording tremendous views of the valley and surrounding mountain ranges. Future development, while important to each of the communities along this roadway, may also negatively impact both aspects of the corridor. The purpose of this plan is to provide a framework for the physical development of private and public land within this highway corridor. The plan evaluated current and future transportation needs, future population projections, current and future commercial needs and development patterns in order to identify and evaluate a preferred series of development alternatives. To summarize, the preferred alternative is to develop a series of commercial nodes at major intersections into each jurisdiction while maintaining a buffer along the highway. The purpose of the buffer is to limit direct access onto the highway while also maintaining the aesthetic opportunities afforded while traveling the corridor. The South Corridor Development Plan is important for both Logan City and other jurisdictions in defining future development along SR 89/91. Staff recommends the Planning Commission recommend approval of this plan to the City Council.

PUBLIC: None

COMMISSION: Commissioner Price asked if Logan City taking the lead would have any negative effects on other involved communities. Mr. DeSimone said this is going to be done as a partnership. Discussions with other cities have been very productive and they seem to agree with the concepts outlined in the plan.

Chairman Adams said he thought this was a great plan.

MOTION: Commissioner Price moved that the Commission forward a positive recommendation to the Municipal Council regarding adoption of the South Corridor Development Plan with the findings of approval as listed below. Commissioner Hall seconded the motion.

FINDINGS FOR APPROVAL

1. The South Corridor Development Plan (SCDP) is consistent with Utah State Law 10-9a-401.
2. The SCDP is consistent with the goals and objectives of the Logan General Plan.
3. The SCDP is a multi-jurisdictional project and includes lands both within and outside of Logan City. The adoption of this plan by Logan City does not authorize nor relegate Logan's City land use authority to any other entity.
4. Public was invited to attend and participate during the plan preparation phase. The review and adoption process conducted by Logan City has ensured public notification requirements were met.

[Moved: Commissioner Price Seconded: Commissioner Hall Passed: 5,0]

Yea: A. Davis, A. Fannesbeck, H. Hall, K. Lee, R. Price Nay: Abstain:

APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received 3-11-13	Received By	Receipt Number	Zone	Application Number 13-008
Type of Application (Check all that apply):				
<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 type="checkbox"/> Other _____				
PROJECT NAME				
PLAN ADOPTION – CACHE VALLEY SO. CORRIDOR DEVELOPMENT PLAN				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
US 89/91 SOUTH SIDE OF LOGAN CITY				- -
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				
<p>See link for document:</p> <p>www.loganutah.org/Community Development/Planning and Zoning/pdf/_Combined Complete Plan.pdf</p>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED <small>(include as much detail as possible - attach a separate sheet if needed)</small> ADOPT CACHE VALLEY SOUTH CORRIDOR DEVELOPMENT PLAN. THE CVSCDP IS A MULTI-JURISDICTION (LOGAN, NIBLEY, WELLSVILLE, CACHE COUNTY) EFFORT TO PROVIDE A FRAMEWORK FOR THE PHYSICAL DEVELOPMENT OF PRIVATE AND PUBLIC LAND WITHIN THE SOUTH CORRIDOR AREA (US 89/91). THE PLAN IS INTENDED TO GUIDE FUTURE GROWTH AND DEVELOPMENT IN THE CORRIDOR WITH EVENTUAL ADOPTION AND IMPLEMENTATION THE RESPONSIBILITY OF EACH PARTICIPATING JURISDICTION.				Total Lot Size (acres)
				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

Planning Commission : Apr. 11
 M.C. Workshop : May 7
 M.C. Hearing : May 21