

**CITY OF LOGAN, UTAH
ORDINANCE NO. 20-08**

**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 Adams Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Traditional Neighborhood Residential (NR-6) to Campus Residential (CR).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2020.

AYES:

NAYS:

ABSENT:

Amy Z. Anderson, 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 _____, 2020.

Amy Z. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2020.

Holly H. Daines, Mayor

EXHIBIT A



Trailhead Townhomes Rezone

598 E 400 N



Planning Commission

April 9, 2020



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 15, 2020
FROM: Russ Holley, Senior Planner
SUBJECT: **Ordinance #20-08 Trailhead Townhomes Rezone**

Summary of Planning Commission Proceedings

Project Name: Trailhead Townhomes Rezone
Request: Rezone from NR-6 to CR
Project Address: 598 E 400 N
Recommendation of the Planning Commission: **Deny**

On April 9, 2020, the Planning Commission recommended that the Municipal Council **deny** a rezone from NR-6 to CR at approx. 598 E 400 N.

Planning Commissioners vote (6-0):

Motion: Goodlander
Second: Newman

Vote to recommend denial to City Council:

Yea: Croshaw, Lucero, Dickinson, Nielson, Goodlander, Nielson

Nay: none

Abstain: none

Attachments:

Planning Commission Meeting Minutes
Staff Report
Ordinance #20-08
Project Slides

PLANNING COMMISSION MINUTES

Meeting of April 9, 2020

Minutes of the meeting for the Logan City Planning Commission convened in session via electronic format on Thursday, April 9, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Jessica Lucero, Dave Newman, Tony Nielson, Eduardo Ortiz

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Bill Young, Craig Humphreys, Tanya Rice, Jeannie Simmonds (City Council), Mayor Daines

PC 20-020 Trailhead Townhomes Rezone [Zone Change] Brian Seamons/Cache Valley General Contractors, authorized agent/owner, request to rezone three parcels (0.5 acres) located at 598 East 400 North from Neighborhood Residential (NR-6) to Campus Residential (CR); TIN 06-059-0022;-0023;-0033.

STAFF: Mr. Holley reviewed the request to rezone 3 parcels totaling approximately 0.50 acres located at 580 East 400 North, 592 East 400 North & 595 Boulevard from the current zone of Neighborhood Residential (NR-6) to Campus Residential (CR). One of the three properties is vacant with the other two containing a residential structure on each parcel. Both residential structures, built in 1912 and 1939, are single-family homes. The 1939 home (580 E. 400 N.) was illegally converted into a duplex and denied a grandfathering request in 2008. The vacant parcel located at the corner had a canal running diagonally through it making development difficult. With the canal failure along Canyon Road, this section of canal has since been piped and buried. The adjacent intersection of 600 East 400 North (Hwy 89) contains a traffic signal and experiences high volumes of traffic, typically in association with Utah State University scheduling.

The Future Land Use Plan (FLUP) identifies this property as Detached Residential (DR). DR areas are described as single-family home developments with a range of density listed as 4 to 6 dwelling units per acre. The General Plan is not a regulatory document, it is a guiding and visioning document. Regulations associated with land use and specific development standards are found in the Logan City Land Development Code (LDC) and the Logan City Official Zoning Map.

The 400 North Corridor Plan was a visioning document adopted in 2015 after numerous public outreach efforts. The visioning and planning effort came about for a couple of main reasons. First, because of the road-widening and the ever-increasing number of automobiles. The original neighborhood character of this street has significantly transformed, resulting in a slow deterioration of property. The historic Tudor and Craftsman style homes along the corridor slowly transformed from family homes to student rental properties. Aesthetical concerns were a driving force for the need of this planning effort. Secondly, the effort presented an opportunity to create a better link between downtown Logan and Utah State University. An opportunity to create a beautiful "boulevard style" corridor, with an emphasis on design and usability for all types of transportation, that would connect students to downtown and downtown to the university.

This area, near the intersection of 600 East 400 North, was identified as "Mixed Use Lower Density". The plan defines this to be low-rise buildings containing both residential and commercial uses placed near the sidewalk edge and in a manner not to detract from the neighborhood character or residential setting. This intersection, in many ways, is a western gateway to the University.

The Adams Neighborhood Specific Plan was adopted in 2013 after numerous neighborhood outreach and feedback efforts. The Adams neighborhood is one of Logan's oldest and most diverse neighborhoods. The neighborhood has transformed over the years from predominantly owner-occupied homes to more non-owner-occupied rental structures. The main goal and objective of the Adams Neighborhood Plan is to stabilize the number of rentals and create a zoning environment that results in young families desiring to invest in and remodel homes with the intent of raising families there. Logan City has established several financial assistance programs with this very reason of owner-occupied reinvestment in mind. The zoning recommendations include keeping the CR zoning boundaries as is and not expanding those out any further. 600 East has been the proverbial "line in the sand" for decades. By not expanding the CR zoning outward, this will force demand and density inward and upward, something desired in the existing CR zoning areas. The possibility of CR zoning creep will decrease confidence and stability in the neighborhood resulting in less owner-occupied investments. The adoption of this plan by the City Council in 2013 represented a commitment to the residents of this core neighborhood.

The LDC outlines development standards for both NR-6 and CR zoning districts. The NR-6 zoning allows single-family homes at a maximum density of six (6) homes per acre of land. The zone allows 25' front yard setbacks and limits homes to 2-3 stories in height. The CR zone allows up to 40 dwelling units per acre or through a Conditional Use Permit and allows up to 240 occupants per acre (studio apartments). The CR zone allows 10' front yard setbacks and 4-5 story buildings (55' max.). Parking requirements are based on occupancy and number of dwelling units.

To suggest that these properties directly adjacent to 400 North will transform back into homes where owner-occupied families raise their children is unrealistic given the size, speed and volume of cars on 400 North. That does not mean that the only solution is CR high-density student housing. A rezone to CR could result in up to 20 apartments and 120 occupants on a 0.5 acre of land. Limited and cautious redevelopment of low to medium density would provide new student housing opportunities along 400 North, per the corridor plan recommendation, but would have fewer impacts on surrounding homes being targeted for owner-occupied reinvestment opportunities. The corridor plan specifically identifies this corner property as "Mixed Use/Lower Density". A low/medium residential density with a small neighborhood serving commercial shop would have fewer impacts on the surrounding residential properties to the south. The Neighborhood Center (NC) and Community Commercial (CC) zones allow limited commercial uses along with residential density ranges of 9-12 units per acre. These two zones better fit the descriptions in the 400 North Corridor Plan for this corner. Streetscape improvements could be made creating a "boulevard" type setting (although UDOT restrictions make aesthetic designs difficult) connecting downtown and the university regardless of the specific density aligning it.

Both applicable specific plans do not recommend that these properties convert to CR. There are currently several rental and multi-family properties in the vicinity and the trends show that they are increasing, but that is the very reason why the Adams Neighborhood Specific Plan was adopted. The goal of that plan is to stabilize the number of rentals and encourage owner-occupied families to invest in the neighborhood. If Logan desires predictability and consistency in its neighborhoods and fostering an environment for owner-occupied re-investment, then rezoning and re-development needs to be limited and cautious to mitigate negative impacts associated with high-density housing. Larger buildings, larger parking lots, higher levels of noise and traffic are the typical negative impacts of high-density. Positive impacts from high-density are typically more efficient infrastructure and utilities and less pressure to sprawl out development into surrounding rural areas, but Logan City has strategically identified and planned areas for high density development (downtown, existing CR areas, and some other areas near job centers etc.) and this corner is not one of them. There is a need for more high-density student housing, it just needs to be located inside the current CR zoning boundaries.

PROPOSER: Brian Seamons explained that he is requesting a rezone to Campus Residential (CR) for the ability to have the occupancy needed for townhomes; he does not want the high-density that CR allows, the request for CR is because it allows 4 occupants rather than 3. The proposed idea is for

townhomes, more in line with an MR-20 development, and he would be willing to provide a deed restriction. Currently, 3 occupants per unit are allowed, which does not make a townhome project financially feasible. He agreed that the Adams neighborhood should be protected, however, the dilemma is what to do along 400 North. This corner is currently a mess, with many competing interests. He decided to bring the idea to the City before dealing with the canal issues. The Afton Apartments to the west wrap around this property. This area provides quite a challenge to develop and this proposal could be a good solution. There is a chance if the lot is sold, a small house could be built and rented out, so the danger in hopes for something neat is that it may not necessarily happen. He believes this is a nice proposal.

PUBLIC: Emails from Kirt Hoggan (representing Cache Highline Water Association), Jacob Call, James Petersen (Temple Ditch Company), Mark Lunt were received and forwarded to the Commission prior to the meeting and are included in the project file. Mr. Holley advised that he received several phone calls (many from canal personnel).

Kirt Hoggan (CHWA President) advised that CHWA has an existing prescriptive easement on the north side of the properties being considered. The easement houses conveyance infrastructure to deliver secondary water to the shareholders. There is an existing turnout (head gate) on the property that services the Temple Ditch Pipeline Company. If that is abandoned, it would impact servicing shareholders. He said there has been interest from other entities about taking that line down the Boulevard, if this is capped, or the easement is changed now, it would make that idea impossible. He sent in pictures with his email previous to the meeting for the Commission to review, which show the infrastructure placement during construction and the cement walls on either side of the pipeline that illustrate the historic open channel. The overlay of the proposal is well into their prescriptive easement.

Rose Bradfield said this is a great place for this type of project which will help to reduce valley sprawl. The canal issues can be handled between the landowner and the canal companies. She pointed out that this is only a rezone request.

Ron Boman (Temple Ditch Company President) said he would like to correct some misinformation. The notice was sent out to residents around the property and James Petersen, who lives within 300' of the property, forwarded the information to the canal companies. He said there has never been an agreement to have the pipeline moved to a straight line. There are 12 shareholders who use the water in the pipeline with a 100-year right-of-way and they are not interested in relinquishing the right-of-way.

Mr. Housley, the City Attorney, advised that public notices are not required to be sent out to easement holders on a rezone request. They would become involved during the project level.

Mike Morrill (Temple Ditch Company Vice-President) said the canal was established in 1880. Years ago, they were willing to look at alternate options, however, he does not want others to take away any of their rights.

COMMISSION: Mr. Holley clarified for Commissioner Croshaw that there is no defined structure or feature to identify the gateway, the goal is to create something that demarcates a gateway to USU.

Commissioner Newman asked about the canal easement concern. Mr. Holley clarified that there cannot be anything built on top of, or in, the prescriptive canal easement. This request is only for a zone change, the proposed site plan was submitted as an example of what could be built.

Mr. Holley answered for Commissioner Goodlander that the two buildings to the west of the property are apartment buildings built in the early 90's when R-2 and R-3 zones allowed multiple units based on acreage, prior to the establishment of the Campus Residential (CR) zone.

Mr. Holley explained for Commissioner Dickinson that the Adams Neighborhood has multi-family throughout the area; this is not an effort to eliminate what is currently there. The apartments to the west would fit in with the current MR-12 or MR-20 zone.

Chairman Nielson asked about the legal noticing and whether the canal companies received notice. Mr. Holley advised that residents within 300' of the property were notified by mail.

Commissioner Goodlander asked if Mr. Seamons had checked about the cost of moving the canal. Mr. Seamons said this is only a rezone request. When the canal was piped, it had to be reversed and now flows north to south under the road. Cache Highline's jurisdiction terminates at the northwest corner where Temple Ditch picks up. He spoke with them before and they were not opposed to making it a straight line on the edge of the properties, however, that would involve further discussions.

Mr. Young, the City Engineer, explained that the Cache Highline Canal (CHWA) (which was formerly the Hyde Park-Logan Canal) is the one that breached on Canyon Road in 2009. The canal has been piped for many years through this property and is still owned by CHWA and is used for storm drainage. To get water to the users after the breach, CHWA piped water from 1500 North back to Logan and buried the pipe in the bank of the canal. Temple Ditch users come off that pressurized line. Both of those functions would still have to be maintained.

Mr. Seamons said he believes that it is close enough to the front property line, with a building set back 25', that use could still be maintained and accessible. He is willing to work with the canal companies.

Commissioner Croshaw the 600 East boundary line has been in place for quite some time, however, both sides of 400 North, for several blocks, are rental units. Townhomes on this property would seem fine, however, the CR zone has an allowance for up to a 4-5-story building, which would not fit on the corner.

Commissioner Dickinson said she is comfortable with the townhomes, however, is not comfortable changing it to Campus Residential (CR).

Commissioner Newman said the project idea makes sense, however, there is a commitment to the Adams neighborhood and he would hesitate rezoning to Campus Residential (CR).

Commissioner Goodlander pointed out that this corner presents some unique challenges, however, she would prefer to see it rezoned to Mixed Residential (MR-20) and does not think it should be changed to Campus Residential (CR) under any circumstance. She would feel more comfortable making a change if there is an agreement with the canal company and a project design to review.

Commissioner Lucero understands that the request is based more for occupancy than density, however, she would recommend broader collaborative input before considering a rezone.

Chairman Nielson complimented Mr. Seamons' project on 1300 North 800 East. He has a hard time with the Campus Residential (CR) request and thinks the 600 East boundary should be maintained. There needs to be discussion with the canal boundaries and determine what part of the property would be available for development. He would like more information before considering a zone change at this location.

Commission Croshaw asked about amending or adding a restriction into the CR zone to only allow for a 2-story building. He is worried about rezoning this property and then possibly having a new buyer build something that would be allowed in the CR zone. Mr. DeSimone said modifying a zone for a specific property or proposal should be avoided. The intent of the CR zone is to create a high-density development for students. East of 600 East is the area that has been demarcated for CR. An alternative could be to figure out whether MR-20 or Mixed-Use (MU) could work. The plan calls out for

a small, neighborhood serving commercial use based on the amount of foot traffic in the area. The challenge is to determine what works well within the context of the area.

MOTION: Commissioner Goodlander moved to, **forward a recommendation for denial** to the Municipal Council for the zone change as outlined in PC 20-020 with the findings as listed below. Commissioner Newman seconded the motion.

FINDINGS FOR DENIAL OF THE REZONE

1. The rezone request is inconsistent with the Future Land Use Plan (FLUP) and General Plan.
2. The rezone request is inconsistent with the 400 North Corridor and Adams Neighborhood Specific Plans.
3. The rezone does not create a stable neighborhood environment that encourages owner occupied re-investments.

Moved: S. Goodlander **Seconded:** D. Newman **Approved:** 6-0

Yea: Croshaw, Dickinson, Goodlander, Lucero, Newman, Nielson **Nay:** **Abstain:**

(Commissioner Ortiz was not online at the time of the vote)



Project #20-020
Trailhead Townhome Rezone
Located at approx. 600 E. 400 N.

REPORT SUMMARY...

Project Name: Trailhead Townhome Rezone
Proponent/Owner: Brian Seamons / Brian Seamons & Jose Collado
Project Address: 580 & 592 East 400 North & 595 Blvd.
Request: Rezone from NR-6 to CR
Current Zoning: NR-6
Date of Hearing: April 9, 2020
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 three (3) parcels totaling approximately 0.50 located at approximately 580 East 400 North, 592 East 400 North & 595 Boulevard (TIN# 06-059-0022; -0023; 0033) from Traditional Neighborhood Residential (NR-6) to Campus Residential (CR).

Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

PROJECT INTRODUCTION

The proponent is requesting to rezone three separate parcels totaling approximately 0.50 acres located at 580 East 400 North, 592 East 400 North & 595 Boulevard from the current zone of NR-6 to CR. One of the three properties is vacant with the other two containing a residential structure on each parcel. Both residential structures, built in 1912 and 1939, are single-family homes. The 1939 home (580 E. 400 N.) was illegally converted into a duplex and denied a grandfathering request in 2008. The vacant parcel located at the corner had a canal running diagonally through it making development difficult. With the canal section failure along Canyon Road, this section of canal has since been piped and buried. The adjacent intersection of 600 East 400 North (US HWY 89) contains a traffic signal and experiences high volumes of traffic, typically in association with Utah State University scheduling.

GENERAL PLAN

The Future Land Use Plan (FLUP), within the Logan City General Plan, identifies this property as Detached Residential (DR). DR areas are described as single-family home developments with a range of density listed as 4 to 6 dwelling units per acre. The General Plan is not a regulatory document, it is a guiding and visioning document. Regulations associated with land use and specific development standards are found in the Logan City Land Development Code (LDC) and the Logan City Official Zoning Map.

SPECIFIC PLANS

The 400 North Corridor Plan was a visioning document adopted in 2015 after numerous public outreach efforts. The visioning and planning effort came about for a couple of main reasons. First, because of the Highway road-widening and the ever-increasing number of automobiles driving quickly through, the original neighborhood character of this street has significantly transformed resulting in a slow deterioration of property. The historic Tudor and Craftsman style homes along the corridor slowly transformed from family homes to student rental properties. Aesthetical concerns were a driving force for the need of this planning effort. Secondly, the planning effort presented an opportunity to create a better link between downtown Logan and Utah State

University. An opportunity to create a beautiful “boulevard style” corridor, with an emphasis on design and usability for all types of transportation, that would connect students to downtown and downtown to the university.

This particular area near the intersection of 600 East 400 North was identified as a “Mixed Use Lower Density”. The plan defined this as low-rise building’s containing both residential and commercial uses placed near the sidewalk edge and in a manner not to detract from the neighborhood character or residential setting. This intersection, in many ways, is a western gateway to the University.

The Adams Neighborhood Specific Plan was adopted in 2013 after numerous neighborhood outreach and feedback efforts. The Adams neighborhood is one of Logan’s oldest and most diverse neighborhoods. The neighborhood has transformed over the years from predominant owner-occupied, family-raising homes to more and more non-owner-occupied student rental structures containing multiple dwelling units. The main goal and objective of the Adams Neighborhood Plan is to stabilize the number of rentals and create a predictable zoning environment that results in young families desiring to invest in and remodel homes with the intent of raising families there. Logan City has established several financial assistance programs with this very reason of owner-occupied reinvestment in mind. The zoning recommendations include keeping the CR zoning boundaries as is and not expanding those out any further. 600 East has been the proverbial “line in the sand” for decades. By not expanding the CR zoning outward, this will force demand and density inward and upward, something desired in the existing CR zoning areas. The nagging possibility of CR zoning creep will decrease confidence and stability in the neighborhood resulting in less owner-occupied investments. The adoption of this plan by the City Council in 2013 represented a commitment to the residents of this core neighborhood.

LAND DEVELOPMENT CODE

The LDC outlines development standards for both NR-6 and CR zoning districts. The NR-6 zoning allows single-family homes at a maximum density of six (6) homes per acre of land. The zone allows 25’ front yard setbacks and limits homes to 2-3 stories in height. The CR zone allows up to 40 dwelling units per acre or through a Conditional Use Permit, allows up 240 occupants per acre (studio apartments). The CR zone allows 10’ front yard setbacks and 4-5 story buildings (55’ max.). Automobile parking requirements are based on occupancy and number of dwelling units.

SUMMARY

To suggest that these properties directly adjacent to 400 North will transform back into homes where owner-occupied families raise their children is unrealistic given the size, speed and volume of cars on 400 North. That does not mean that the only solution is CR high-density student housing. A rezone to CR could result in up to 20 apartments and 120 occupants on a 0.5 acre of land. Limited and cautious redevelopment of low to medium density would provide new student housing opportunities along 400 North, per the corridor plan recommendation, but would have fewer impacts on surrounding single homes being targeted for owner-occupied reinvestment opportunities. The corridor plan specifically identifies this corner property as “Mixed Use/Lower Density”. A low/medium residential density with a small neighborhood serving commercial shop would have fewer impacts on the surrounding residential properties to the south. The Neighborhood Center (NC) and Community Commercial (CC) zones allow limited commercial uses along with residential density ranges of 9-12 units per acre. These two zones better fit the descriptions in the 400 North Corridor Plan for this corner. Streetscape improvements could be made creating a “boulevard” type setting (although UDOT restrictions make aesthetic designs difficult) connecting downtown and the university regardless of the specific density aligning it.

Both applicable specific plans do not recommend that these properties convert to CR. There are currently several rental and multi-family properties in the vicinity and the trends show that they are increasing, but that is the very reason why the Adams Neighborhood Specific Plan was adopted. The goal of that plan is to stabilize the number of rentals and encourage owner-occupied families

to invest in the neighborhood. If Logan City desires predictability and consistency in its neighborhoods and fostering an environment for owner-occupied re-investment, then rezoning and re-development needs to be limiting and cautious in order to mitigate negative impacts associated with high-density housing. Larger buildings, larger parking lots, higher levels of noise and traffic are the typical negative impacts of high-density. Positive impacts from high-density, are typically, more efficient infrastructure and utilities and less pressure to sprawl out development into surrounding rural areas, but Logan City has strategically identified and planned areas for high density development (downtown, existing CR areas, and some other areas near job centers etc...) and this corner is not one of them. There is a need for more high-density student housing, it just needs to be located inside the current CR zoning boundaries.

PUBLIC COMMENTS

Two comments have been received (one phone call & one written). One is in opposition of any new apartments in Logan until sewer and traffic problems are resolved and the other supports the proposal suggesting that this is an appropriate area for student housing.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 4/2/20 and noticed in a quarter page ad on 3/22/20 and a Public Notice mailed to property owners within 300' were sent on 3/23/20.

RECOMMENDED FINDINGS FOR DENIAL OF THE REZONE

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

1. The rezone request is inconsistent with the FLUP and the General Plan.
2. The rezone request is inconsistent with the 400 North Corridor and Adams Neighborhood Specific Plan.
3. The rezone does not create a stable neighborhood environment that encourages owner occupied re-investments.

Trailhead Townhomes Rezone

**Rezone Request from NR-6 to CR
~598 E 400 N (3 parcels)**



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 3-9-20	Received By	Scheduled Meeting Date Apr. 9	Zone	Application Number PC 20-020
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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME TRAILHEAD TOWNHOMES				
PROJECT ADDRESS 598 E 400 N			COUNTY PLAT TAX ID # 06 -- 059 -- 0022,23,&33	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) BRIAN SEAMONS			MAIN PHONE # 435-764-0808	
MAILING ADDRESS 1065 E 100 N		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS BRIANSEAMONS@GMAIL.COM				
PROPERTY OWNER OF RECORD (Must be listed) CACHE VALLEY GENERAL CONTRACTORS			MAIN PHONE # 435-764-0808	
MAILING ADDRESS 1065 E 100 N		CITY LOGAN	STATE UT	ZIP 84321
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (include as much detail as possible - attach a separate sheet if needed) REQUEST TO REZONE PARCELS 06-059-0022,23, & 33 TO CAMPUS RESIDENTIAL. CVGC OWNS 06-059-0033 BRENT BEVAN IS THE AUTHORIZED AGENT FOR 0022 & 0023 435-512-2478, BRENTKBEVAN@GMAIL.COM Rezone from NR-6 to CR - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 1/2 Size of Proposed New Building (square feet) Number of Proposed New Units/Lots	
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.			Signature of Property Owner's Authorized Agent 	
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.			Signature of Property Owner Brian Seamons	

Council workshop: Apr. 21
Council hearing: may 5

Trailhead Townhomes Rezone

598 E 400 N



Planning Commission

April 9, 2020

Trailhead Townhomes Rezone

598 E 400 N



Planning Commission

April 9, 2020

Trailhead Townhomes Rezone

598 E 400 N



Trailhead Townhomes Rezone

598 E 400 N



Planning Commission

April 9, 2020

Trailhead Townhomes Rezone

598 E 400 N



Trailhead Townhomes Rezone

598 E 400 N



Applicant provided images and possible designs. No Design Review Permit approved with this action

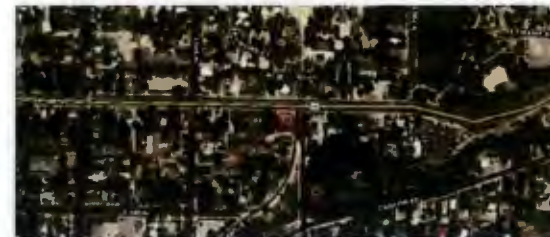
AERIAL OVERLAY



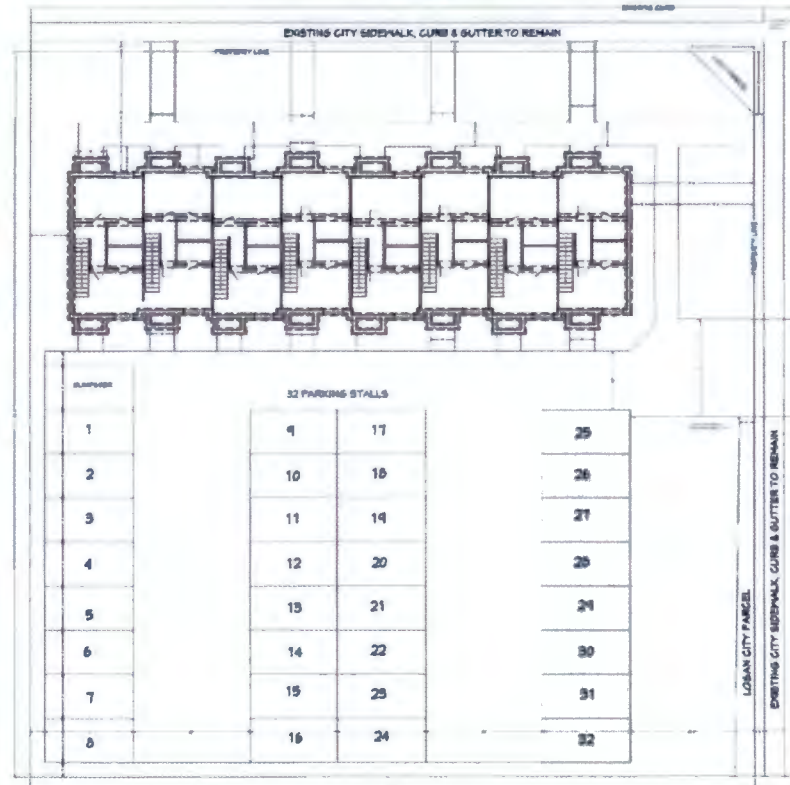
PREVIOUS BUILD AT 1325 NORTH 800 EAST, LOGAN



VICINTY MAP



400 NORTH STREET



800 EAST STREET

REZONE PROPOSAL
PARCELS 08-054-0022.0023.0033
TO CAMPUS RESIDENTIAL

APPLICANT
CAMPUS RESIDENTIAL DEVELOPMENT
PHONE: 435-754-4887
WWW.CAMPUSRESIDENTIAL.COM

DATE:

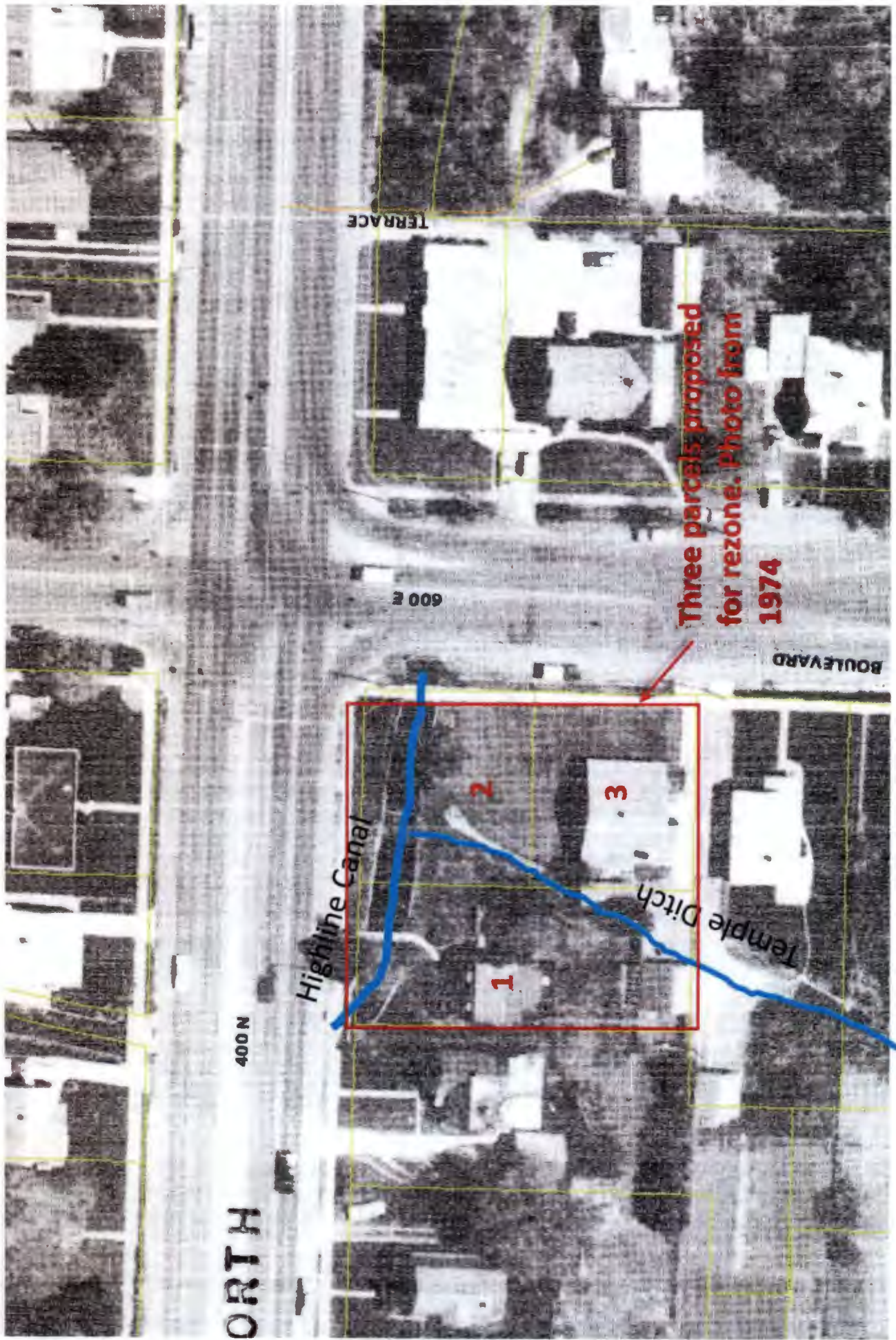
3/6/2020

SCALE:

SHEET:

P-1





MATCHLINE STA 84+50 SEE SHEET PP-414



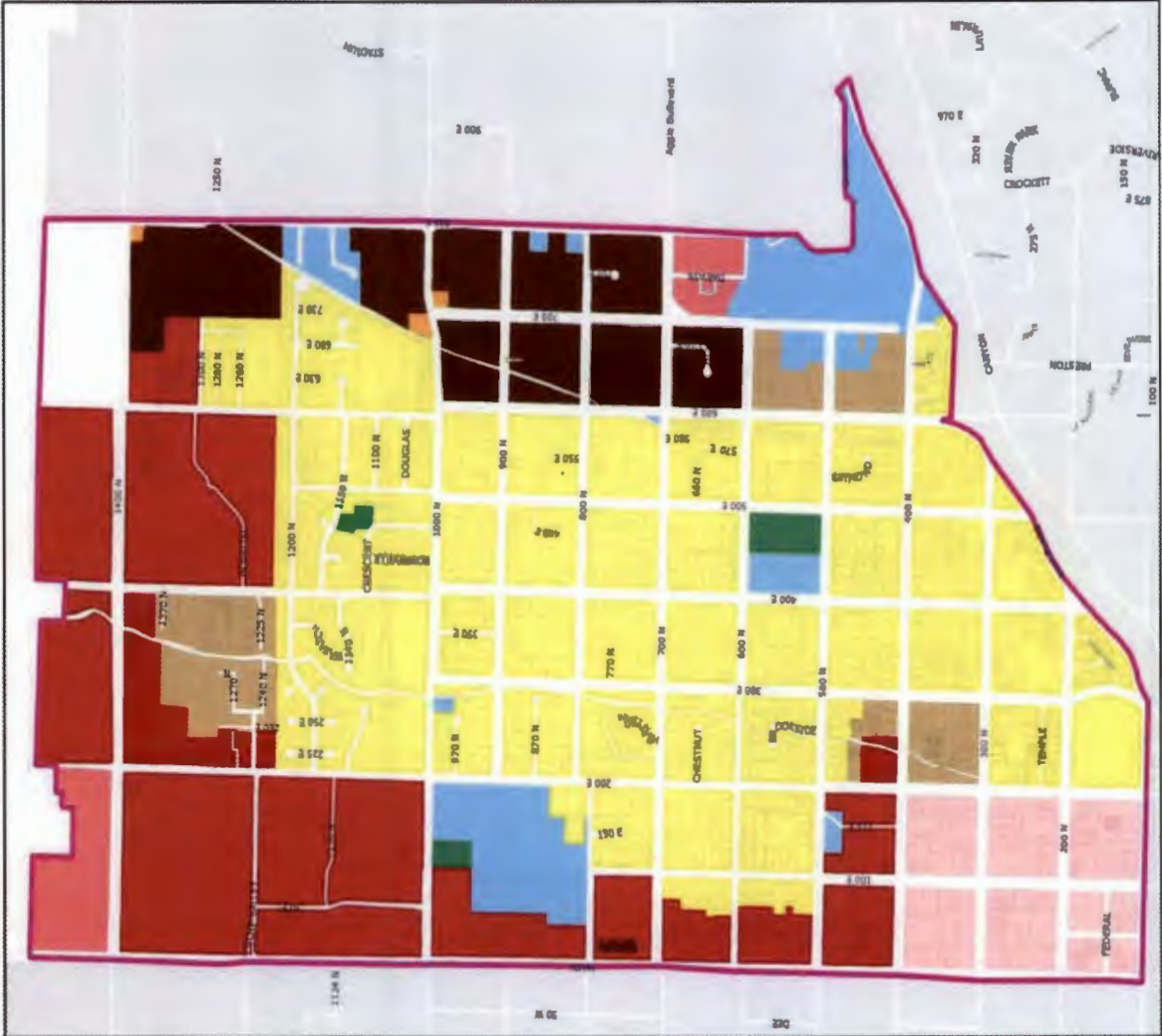




Neighborhood Specific Plan

ADAMS neighborhood

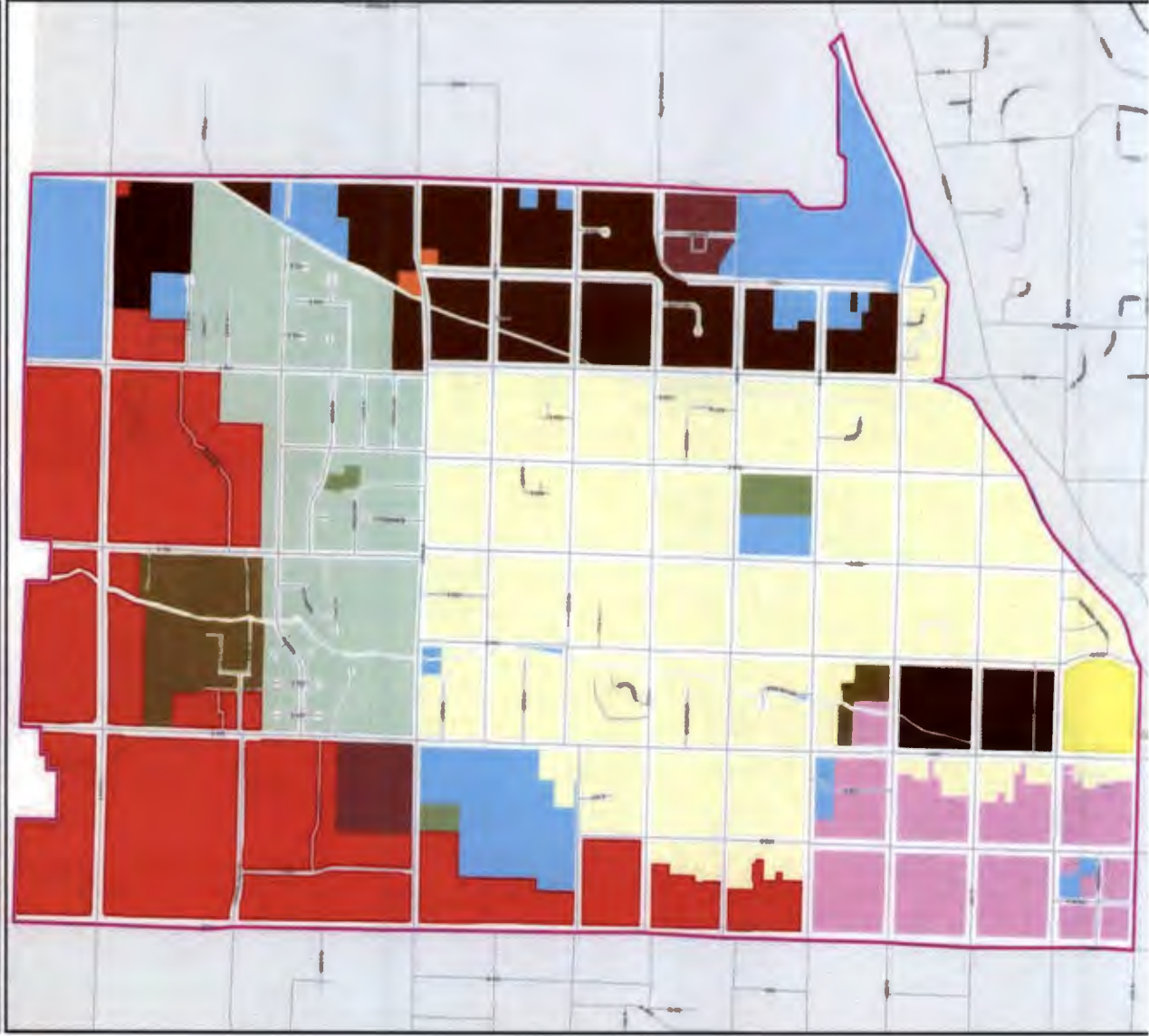
FLUP





Neighborhood Specific Plan

ADAMS neighborhood **ZONING** OCT 2013





ADAMS SPECIFIC PLAN
January 2013



Current Land Use Map

