



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: June 18, 2020
FROM: Aaron Smith, Planner II
SUBJECT: **Ordinance #20-15 Westfield Warehouse Rezone**

Summary of Planning Commission Proceedings

Project Name: Westfield Warehouse Rezone
Request: Rezone from CS to COM
Project Address: 130 S 1200 W
Recommendation of the Planning Commission: **TIE**

On June 11, 2020, the Planning Commission had a **tied** vote regarding the recommendation to the Municipal Council to approve the rezone from CS to COM at approx. 130 S 1200 W.

Planning Commissioners vote (3-3):

Motion: Lucero
Second: Eduardo

Vote to recommend approval to City Council:

Yea: Croshaw, Lucero, Ortiz
Nay: Dickinson, Goodlander, Nielson
Abstain: none

Attachments:

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



PLANNING COMMISSION MINUTES

Meeting of June 11, 2020

Logan City Council Chambers (290 N 100 W Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, June 11, 2020. Chairman Nielson called the meeting to order at 5:30 p.m.

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

Commissioners Excused: Dave Newman

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Tanya Rice, Debbie Zilles, Kymber Housley, Paul Taylor, Bill Young, Jess Bradfield (City Council)

Commissioner Ortiz moved to approve the minutes from the May 28, 2020 meeting as submitted. Motion seconded by Commissioner Dickinson. Approved unanimously.

PUBLIC HEARING

PC 20-028 Westfield Warehouses Rezone [Zone Change] Tony Johnson/HRT Holdings, LLC, authorized agent/owner, request to rezone 10.5 acres located at 130 South 1200 West from Commercial Services (CS) to Commercial (COM); TIN 05-107-0005;-0014;-0021;0023;-0028;-0031;-0033.

STAFF: Mr. Smith reviewed the request to rezone approximately 10.5 acres from Commercial Services (CS) to Commercial (COM). This request is being made to permit live/work units in the approved development. The property is located along 200 South and is adjacent to single-family homes to the south and commercial service development in the immediate area and to the east, including light manufacturing, warehousing, auto repair, and contractor businesses. To the west is undeveloped land and the landfill. The proposed rezone is outside of the landfill overlay, which would have restricted residential use at the site. The site is generally flat with wetlands to the north and west.

The primary concerns with the previous proposal to amend the CS zoning to allow residential use was that it would create compatibility issues between residential and light industrial uses, and that the amendment was too broad and affected all CS zoned areas. In contrast, the request to rezone the property would reduce the potential for non-compatible use within the development, reduce the impact on the single-family development to the south, and limit the change to only the applicant's property.

It is difficult for staff to enforce the main floor commercial/second floor residential requirement of the COM zone as the uses will be integrated within the live/work unit. It is also reasonable to consider the appropriateness of residential uses at this location as the development is away from the core of Logan, adjacent to the existing commercial service development, and does not align with the existing Future Land Use Plan (FLUP) land use designation for the area. Also, while a Design Review Permit has been issued for this property, the property development plans could change in the future and a more dense or intense commercial use could be developed at the location. It is worth noting that if the approved project developed as proposed, and all previously approved units converted to live/work units, the density of the development would be 7 units per

acre. A significant change to the approved site plan or building elevations would require the project to return to the Planning Commission. As the rezone would permit residential development, changes to the project, such as the parking for residential units and building codes, will be reviewed by staff during the building permit application.

Overall, staff's assessment is that this rezone presents an opportunity for a type of mixed-use housing product that would be beneficial for the housing market in Logan by providing alternative housing types that are not typically available. This location, adjacent to an existing single-family development, creates a natural transition that will reduce the impact of CS development.

PROPONENT: Hal Fronk, one of the partners in the project, said the Commercial zone is more suitable for the tenants they have been talking to. He does not think there will be more than ¼ of the development utilizing the live/work use, however, it would allow the option.

PUBLIC: None

COMMISSION: Commissioner Croshaw asked if there are similar projects; Mr. Smith said the Park Avenue development (behind Hobby Lobby) was approved with main floor commercial and upper floor residential.

Commissioner Croshaw asked how density will be determined. Mr. Smith explained it has been approved for 73 units on 10.5 acres (the zone allows for 30 units per acre). Commission Goodlander asked if the residential units can be rented. Mr. Smith said they are not allowed to be rented out; the intention is for an integrated unit. He also confirmed that if there are any changes made to the approved design, it would have to be re-reviewed by the Commission.

Mr. Holley answered for Commissioner Dickinson that the area was zoned Commercial (CS) approximately 10 years ago.

Mr. Smith clarified for Commissioner Ortiz that this project was approved with warehouse storage on the first floor and office space on the second level, the proponent is asking for a change of zone to allow for live/work units. If the rezone to Commercial is approved, a commercial component is required on the ground floor level.

Mr. Smith confirmed for Commissioner Goodlander that the Commercial zone is more restrictive as to the type of uses allowed. The use will be reviewed and enforced during the business license application process.

Commissioner Dickinson said there has been a lot of thought put into the areas that have been zoned Commercial Services and she is not comfortable changing the zone for small area based one specific project.

Mr. DeSimone pointed out that the focus should be related to the compatibility of uses in regard to the adjacent areas and whether the range of uses within a Commercial zone are well-suited for the location.

Commissioner Lucero said there are things that could be considered for future revisions to the Future Land Use Plan (FLUP) to create better buffer zones. This request seems to make sense to phase into the transition and have a better buffer between Neighborhood Residential and Commercial Services.

Commissioner Dickinson said, although it makes a good buffer zone, it is unknown as to what type of businesses will go in. Mr. Smith pointed out that there are enhanced setbacks and restrictions in place to help create buffer zones between a commercial and residential area.

Commissioner Goodlander said it does not seem to make sense to carve out small pockets within the Commercial Services and rezone them.

Commissioner Ortiz said there is a need for live/work spaces.

Chairman Nielson is concerned with residents living in areas where there may be noise from other businesses. He likes the idea of live/work areas, however, questioned what type of businesses could go in and how they will be compatible with other uses.

Mr. DeSimone pointed out that the broader issue is to consider if the allowed range of uses allowed in a Commercial zone are compatible with the Future Land Use Plan and the surrounding land uses without focusing on a specific project. If a project does allow for live/work units, there is an assumption that the owner/renter will understand the circumstances. He also pointed out that the economy and ways of doing business are changing and will continue to change over time.

Commissioner Goodlander asked if parking would change if it is rezoned. Mr. Smith said parking is always reviewed, based on the use, when a business license is applied for.

MOTION: Commissioner Lucero moved to **forward a recommendation for approval** to the City Council for a zone change as outlined in PC 20-025 with the findings as listed below. Commissioner Ortiz seconded the motion.

FINDINGS FOR APPROVAL

1. The rezone is consistent with the existing neighborhood development pattern.
2. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
3. The rezone will ensure new development is done in a more compatible manner to that of the surrounding area.
4. The Commercial (COM_ rezone will help buffer the adjacent single-family development from light industrial uses of the CS zone.

Moved: J. Lucero **Seconded:** E. Ortiz **Tied:** 3-3

Yea: Croshaw, Lucero, Ortiz

Nay: Dickinson, Goodlander, Nielson

Abstain:



Project #20-028
Westfield Warehouse Rezone
Located at 130 S 1200 W

REPORT SUMMARY...

Project Name: Westfield Warehouse Rezone
Proponent/Owner: Tony Johnson/HRT Holdings, LLC
Project Address: 130 S 1200 W
Request: Rezone from CS to COM
Current Zoning: Commercial Services (CS)
Date of Hearing: June 11, 2020
Type of Action: Legislative
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 10.5 acres of property located at 130 S 1200 W (TIN 05-107-0005;-0014-0021;0023-0028;-0031-0033.) from Commercial Services(CS) to Commercial (COM).

Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	PUB: Public Uses

REQUEST

The proponent is requesting to rezone approximately 10.5 acres from CS to COM. This request is being made to permit live/work units in the approved development. The property is located along 200 S and is adjacent to single family homes to the south and commercial service development in the immediate area and to the east, including light manufacturing, warehousing, auto repair, and contractor businesses. To the west is undeveloped land and the landfill. The proposed rezone is outside of the landfill overlay, which would have restricted residential use at the site. The site is generally flat with wetlands to the north and west.

PROJECT HISTORY

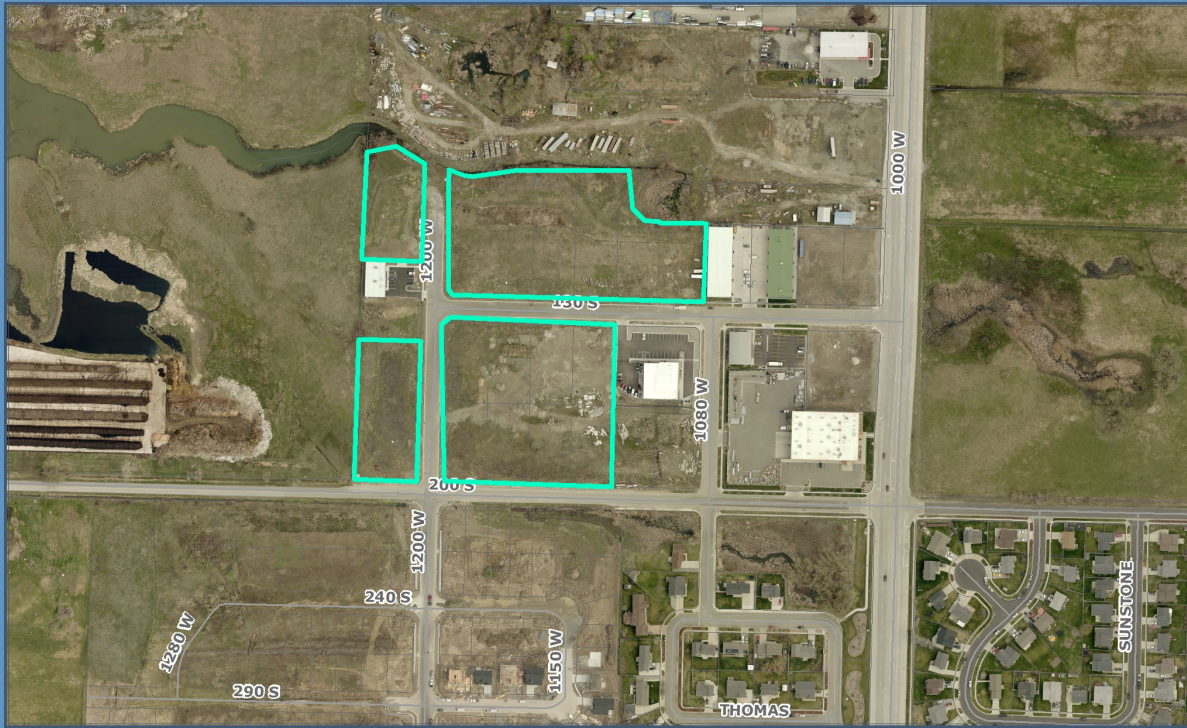
The property was approved for a Design Review Permit by the Planning Commission for 12 new buildings with 73 commercial units on August 8, 2019. The approved buildings are designed as a first-story warehouse/shop space with an office space on the second floor. The approved project is currently located in the CS zone, which does not permit residential development. A rezone to COM would allow the second floor to be developed as a residential unit.

In spring 2019, the proponent requested a code amendment to permit live/work residential use in the CS zone. That request was heard by the Planning Commission on April 23, 2020. The Planning Commission recommended denial of the request to the Municipal Council. The primary issue with the code amendment was the potential for non-compatible uses in the CS zone, as the CS zone permits a wide arrange of light industrial uses that would not be compatible with residential development. Following discussions between staff and the proponents, the code amendment application was withdrawn after the staff workshop with the Municipal Council.

The applicant discussed with staff the possibility of a COM rezone as means to achieve the live/work use, as the COM zone permits live/work development with ground floor commercial and residential above. The COM zone does not permit standalone residential development. The COM zone is also more compatible with mixed-use development, as it has a narrower set of allowed uses in regards to light industrial uses.

Westfield Warehouse Rezone

130 S 1200 W



Planning Commission

June 11, 2020

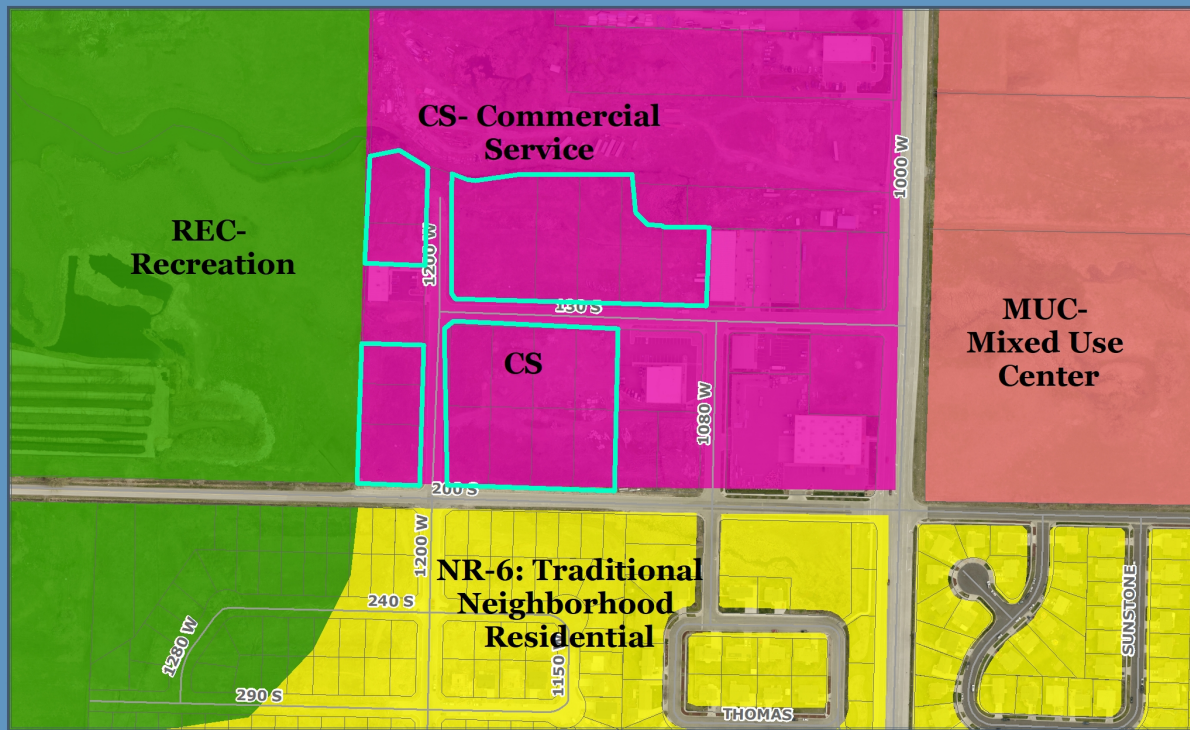
LOGAN CITY GIS

GENERAL PLAN

The property is currently identified as the Commercial Services land use designation in the Future Land Use Plan (FLUP). The Commercial Services FLUP designation fills the need between industrial and commercial land uses. These are alternative locations for light manufacturing, wholesale and warehousing, and uses that support the construction and manufacturing trades. The Commercial Services designation is not intended for residential use.

Westfield Warehouse Rezone

130 S 1200 W



Planning Commission

FLUP

June 11, 2020

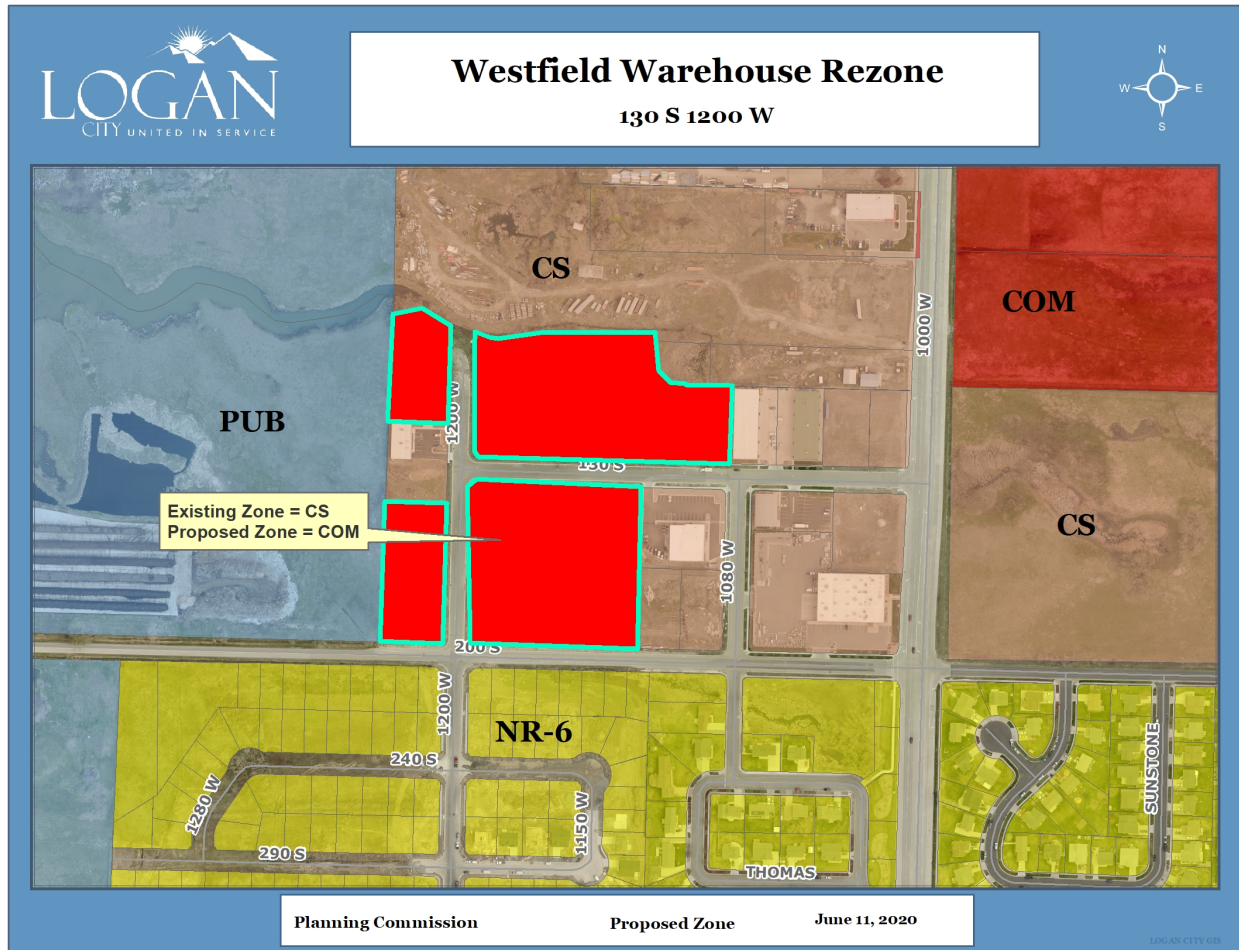
LOGAN CITY GIS

ZONING

CS – Current Zone: The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses. Generally, the CS zone is less restrictive than the COM zone in regard to permitted uses, especially industrial uses.

COM - Proposed Zone: The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38', while COM is 40' or up to 55' with additional setbacks. Minimum building setback are similar between to the two zones. Building fenestration and open space are the same between the two zones. The COM zone does allow for some front yard parking with a Conditional Use Permit.



STAFF REVIEW

The primary concerns with the previous proposal to amend the CS zone to allow residential use was that it would create compatibility issues between residential and light industrial uses, and that the amendment was too broad and affected all CS zoned area. In contrast, the request to rezone the property would reduce the potential for non-compatible use within the development, reduce the impact on the single-family development to the south, and limit the change to only the applicant's property.

There remain concerns regarding this rezone request. One issue it is difficult for staff to enforce the main floor commercial/second floor residential requirement of the COM zone as the uses will be integrated within the live/work unit. It is also reasonable to consider the appropriateness of residential uses at this location as the development is away from the core of Logan, adjacent to existing commercial service development, and does not align with the existing FLUP land use designation for the area. Also, while a Design Review Permit has been issued for this property, the property development plans could change in the future and a more dense or intense commercial use could be developed at the location. It is worth noting that if the approved project developed as proposed, and all previously approved units converted to live/work units, the density for the development would be 7 units per acre. Also, and significant change to the approved site plan or building elevations would require the project to return to the Planning Commission. As the rezone would permit residential development, changes to the project, such as the parking for residential units and building codes, will be reviewed by staff during building permit application.

Overall, staff's assessment is that this rezone presents an opportunity for a type of mixed use housing product that would be beneficial to the housing market in Logan by providing alternative

housing types that are not typically available. This location, adjacent to an existing single-family development creates a natural transition that will reduce the impact of CS development in the area.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300' of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/30/2020, posted on the City's website and the Utah Public Meeting website on 6/3/2020, and noticed in a quarter page ad on 5/23/2020, and a Public Notice mailed to property owners within 300' we sent on 5/22/2020.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The proposed rezone is consistent with the existing neighborhood development pattern.
2. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding area.
4. The COM rezone will help buffer the adjacent single-family development from light industrial uses of the CS zone.

CITY OF LOGAN, UTAH
ORDINANCE NO. 20-15

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 Ellis Neighborhood and as specifically identified in
Exhibit A, as attached, are hereby zoned from Commercial Services (CS) to Commercial (COM).

SECTION 2: 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.

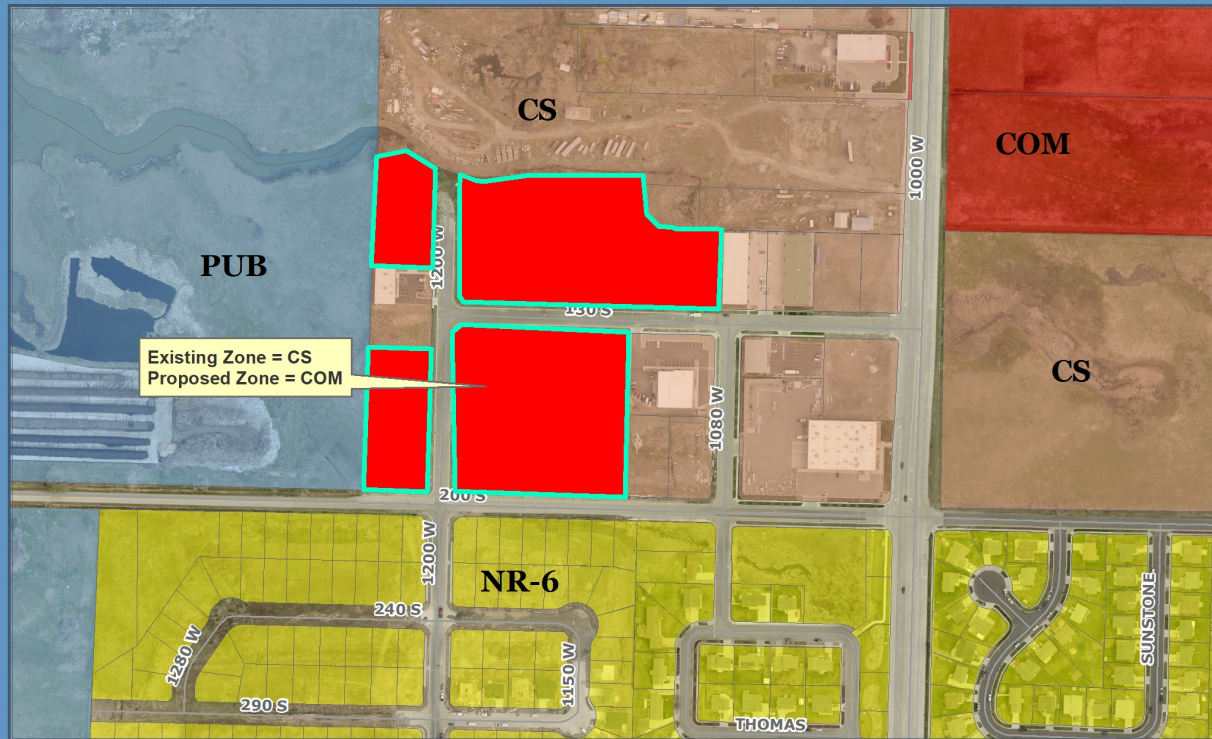
Holly H. Daines, Mayor

EXHIBIT A



Westfield Warehouse Rezone

130 S 1200 W



Planning Commission

Proposed Zone

June 11, 2020

LOGAN CITY GIS

Planning Commission Meeting

June 11, 2020

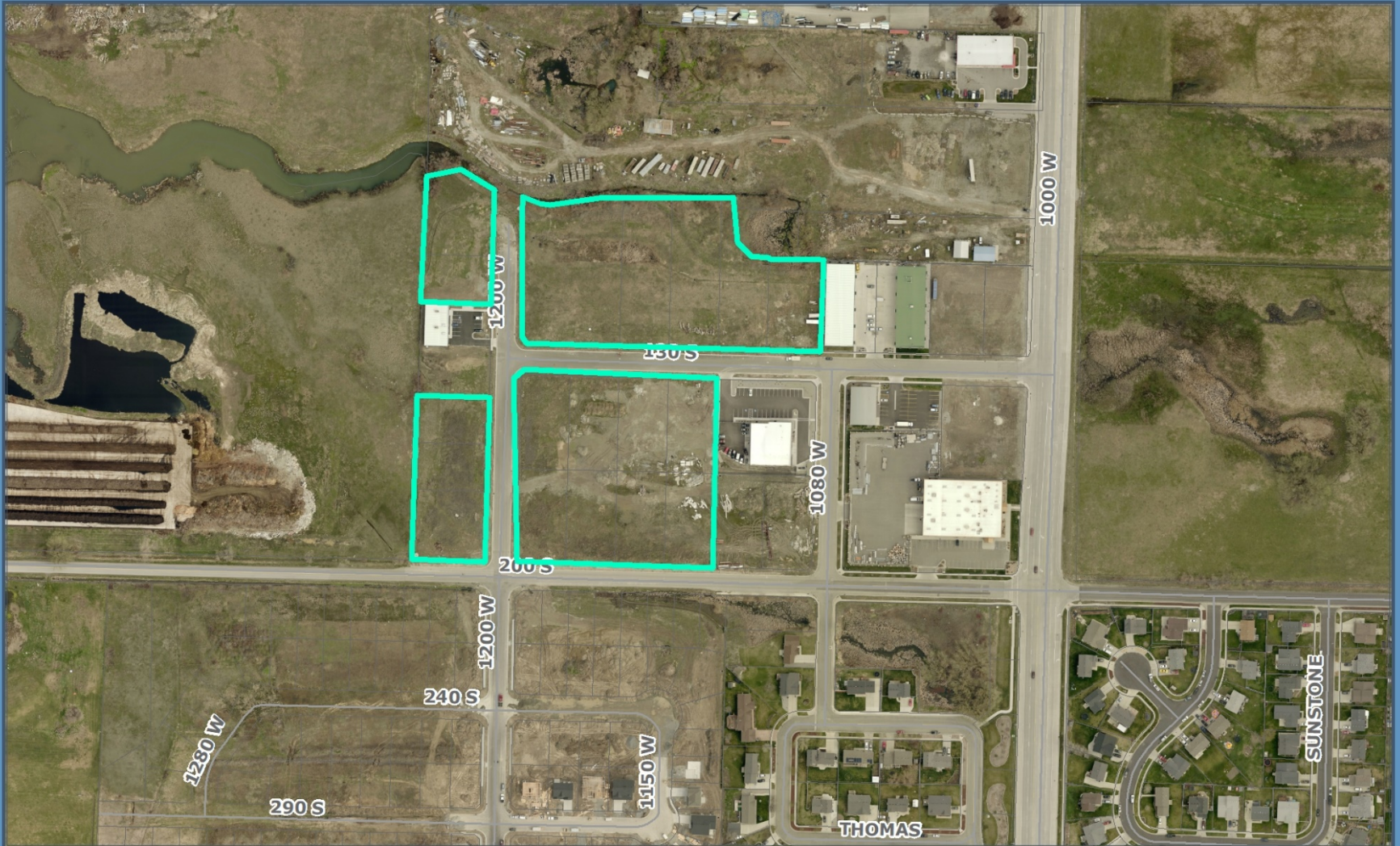
PC #20-028

Westfield Warehouse Rezone

Code Amendment

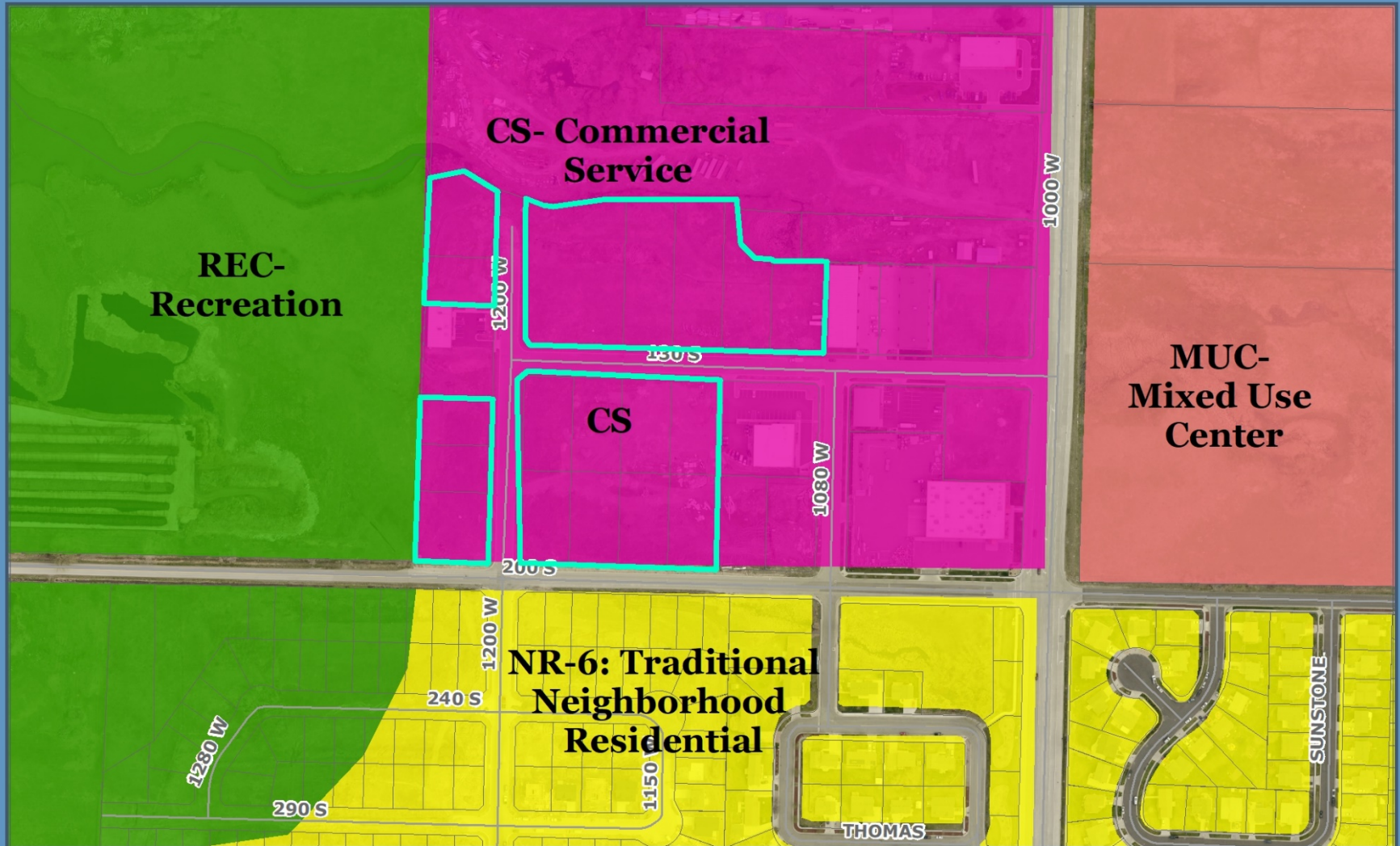
Westfield Warehouse Rezone

130 S 1200 W



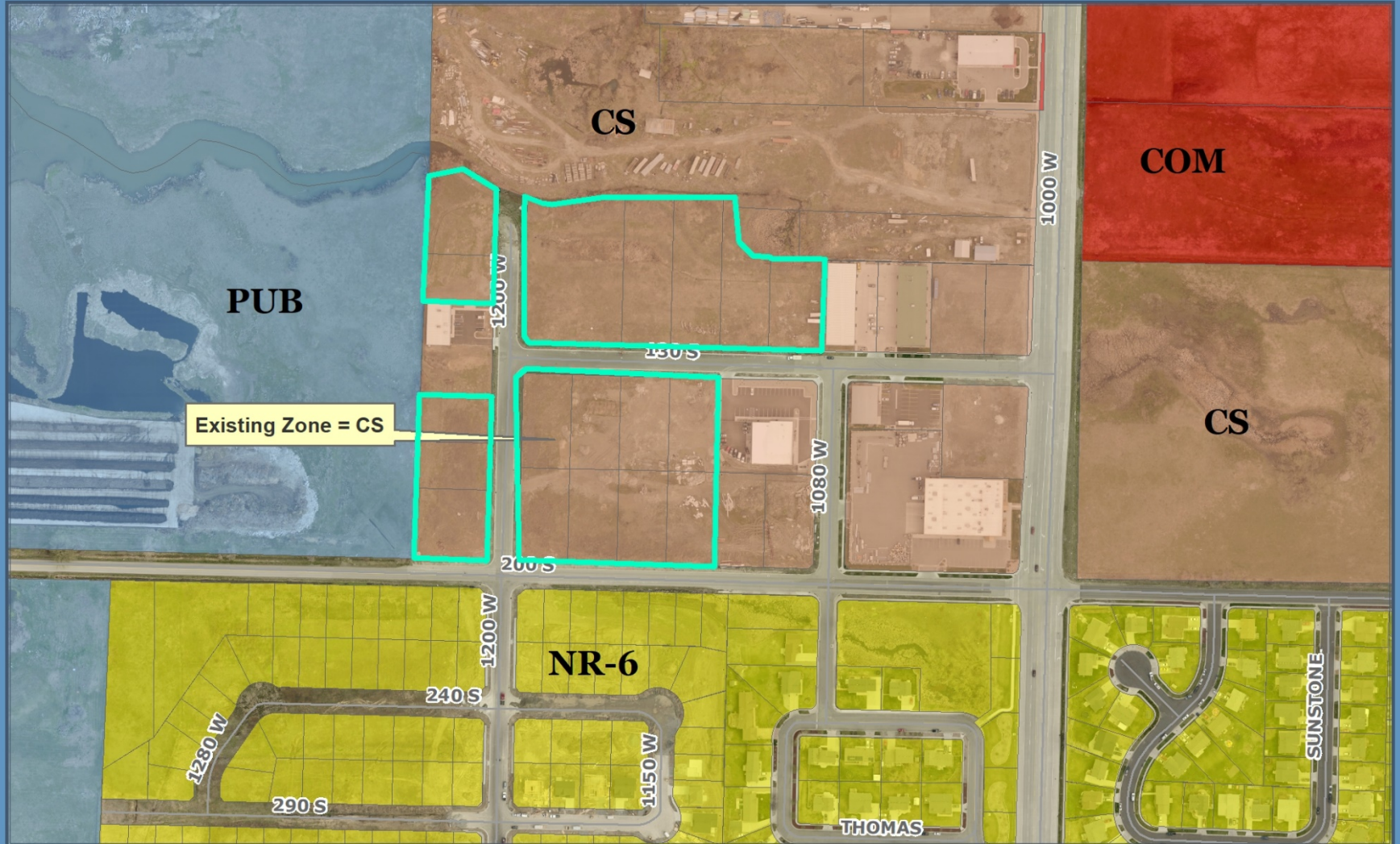
Westfield Warehouse Rezone

130 S 1200 W



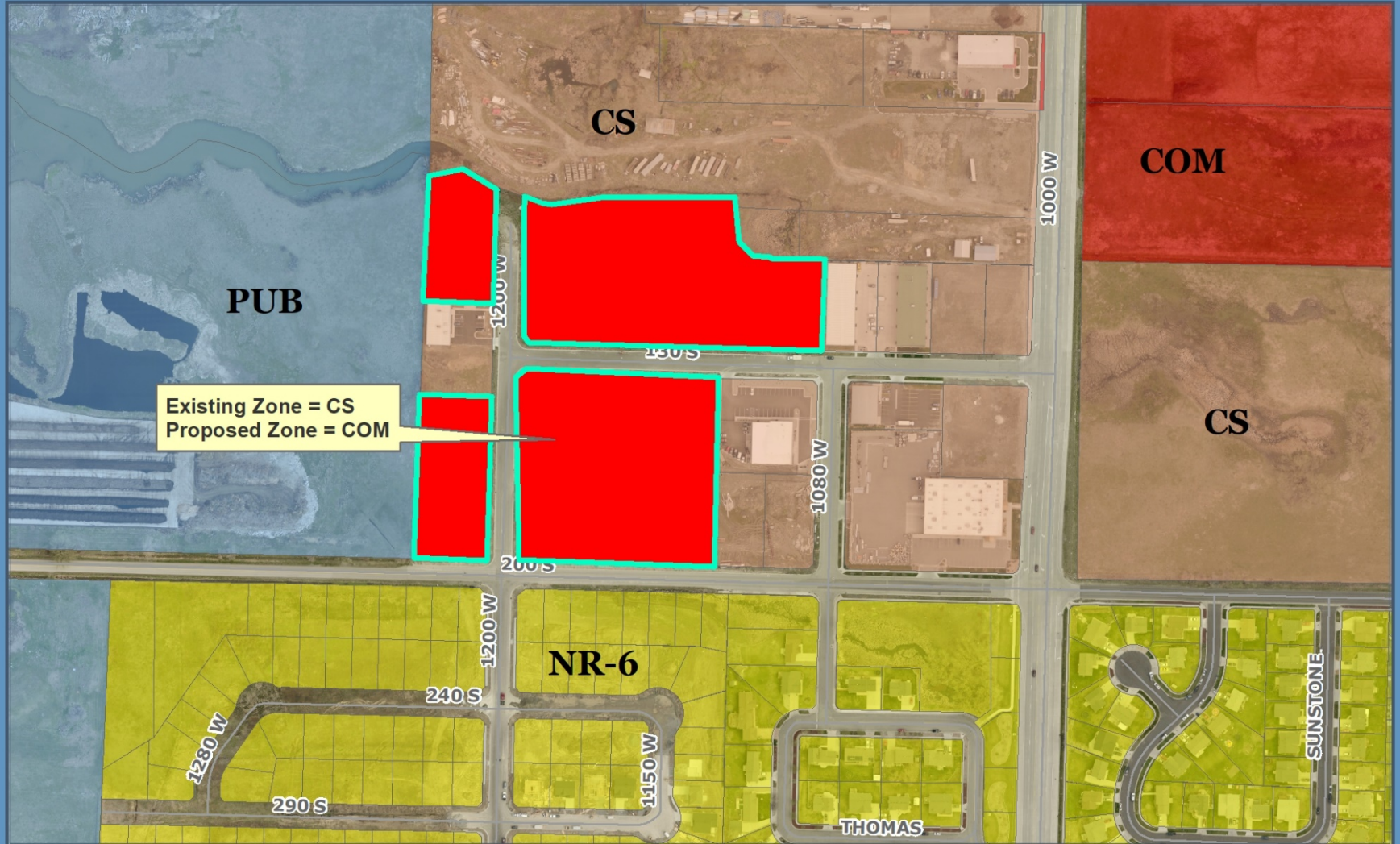
Westfield Warehouse Rezone

130 S 1200 W



Westfield Warehouse Rezone

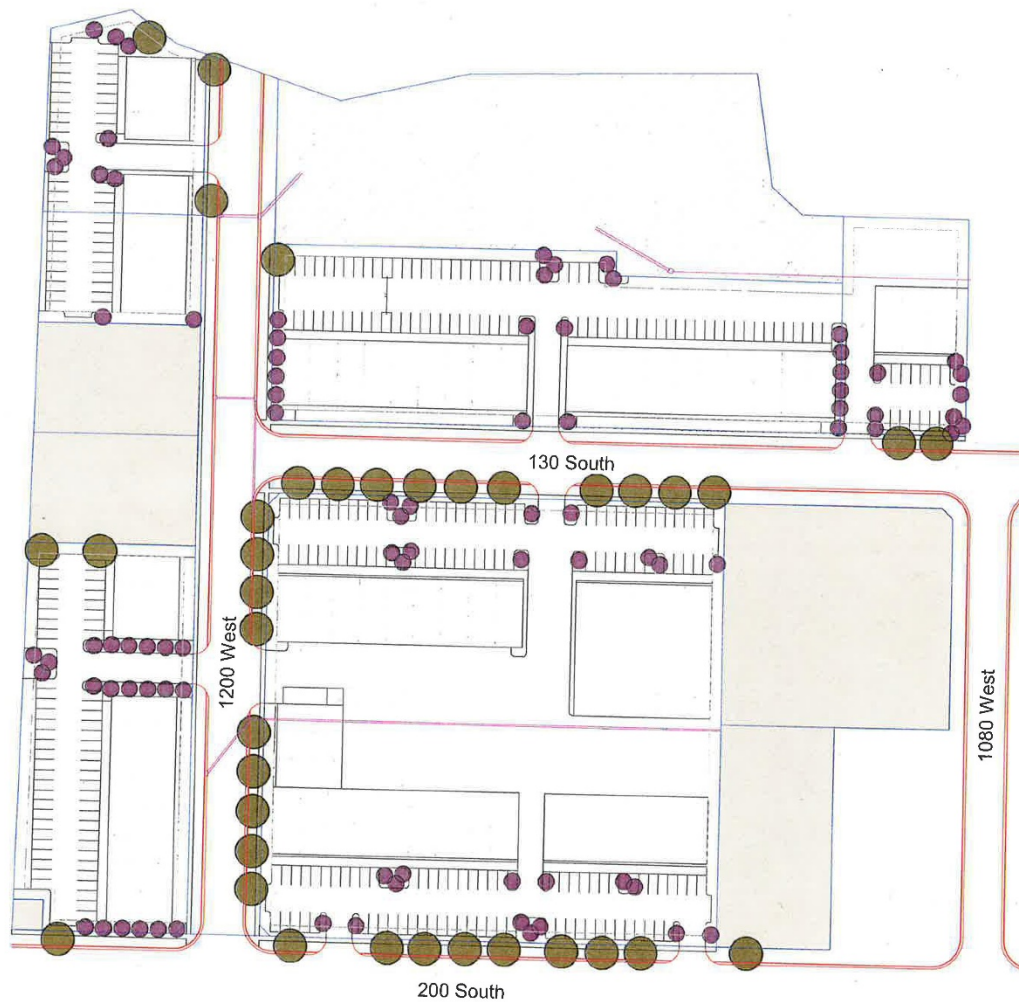
130 S 1200 W



Planning Commission

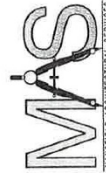
Proposed Zone

June 11, 2020



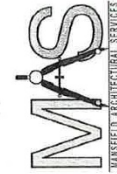
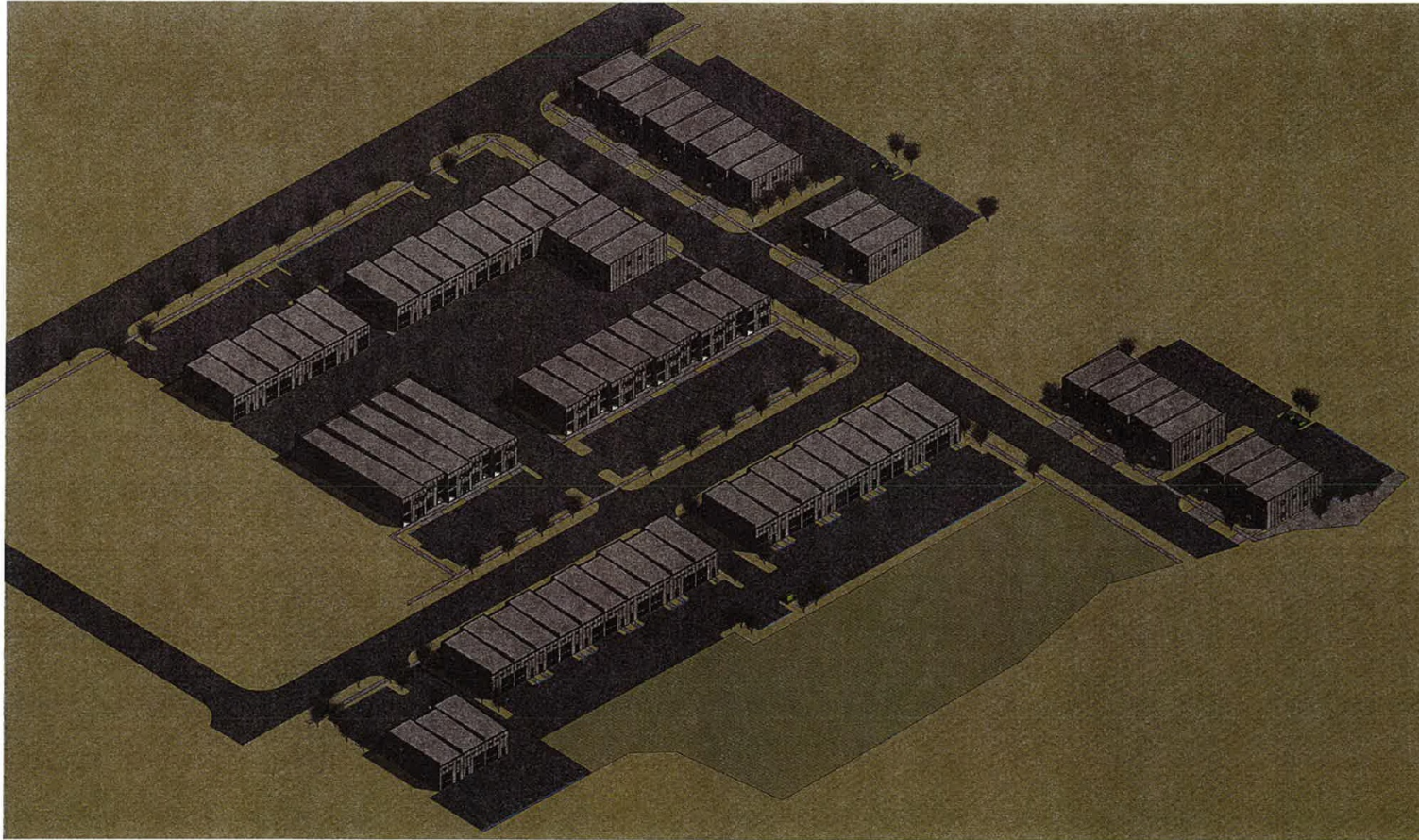
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7/6/2019 9:35:34 AM



Westfield Warehouse Complex

STEVEN R. MANSFIELD
ARCHITECT
435-512-6249
steven.mansfield@usu.edu
445 EAST 275 NORTH, HYDE PARK, UTAH 84318



STEVEN R. MANSFIELD ARCHITECT
 435-512-5249 steven.mansfield@usu.edu
 445 EAST 275 NORTH, HYDE PARK, UTAH 84318

Westfield Warehouse Complex



102

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1	North East View
102	



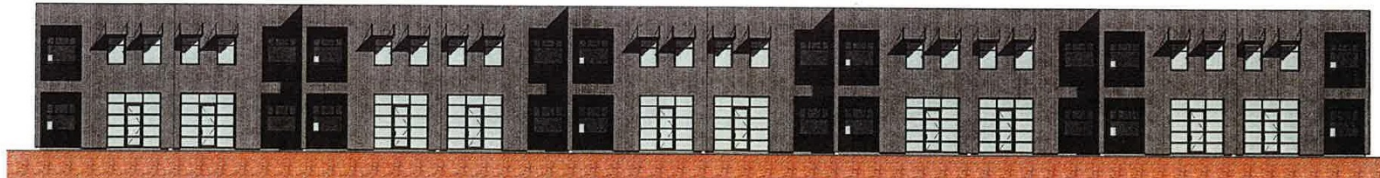
4	Typical Rear Elevation
201	1" = 20'-0"



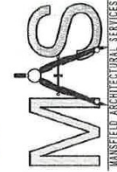
2	Typical Left Elevation
201	1" = 20'-0"



3	Typical Right Elevation
201	1" = 20'-0"



1	Typical Front Elevation
201	1" = 20'-0"



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Westfield Warehouse Complex



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