

**CITY OF LOGAN, UTAH
ORDINANCE NO. 13-81**

AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY AND
TITLE 17, THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH
CREATING A SOUTH GATEWAY OVERLAY ZONE

WHEREAS, it is the intent of the Council to manage growth by implementing the principles of the General Plan and Land Development Code; and

WHEREAS, in accordance with the vision of the General Plan, the Council desires to make land use decision which promote enduring quality and consideration for the entire community; and

WHEREAS, the Council finds that it is important to identify and protect unique gateway opportunities for the major gateways into Logan City; and

WHEREAS, the Council finds that the current Gateway Zone does not adequately protect the individual gateway areas nor does it afford the landowner adequate flexibility enabling them to develop their land; and

WHEREAS, the Council further finds that the existing design and development standards contained in the Land Development Code will ensure good site and building design are promoted within the gateway areas; and

WHEREAS, the Council further finds that the creation of a South Gateway Overlay Zone will encourage additional development along US 89/91 that promotes a function, viable, and aesthetically pleasing gateway entrance into Logan City.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN,
STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.28: "Gateway Overlay Zone" are hereby amended as attached hereto as Exhibit A.

SECTION 2: That certain map or maps entitled "Zoning Map of Logan City, Utah" is hereby amended and the following property is hereby zoned from Gateway (G) to Resource Conservation (RC) and as attached hereto as Exhibit B:

TIN# 02-089-0010.

SECTION 3: That certain map or maps entitled "Zoning Map of Logan City, Utah" is hereby amended and the following property is hereby zoned from Gateway (G) to Commercial Services (CS) and as attached hereto as Exhibit B:

TIN# 02-089-0011.

SECTION 4: That certain map or maps entitled "Zoning Map of Logan City, Utah" is hereby amended and the following properties are hereby zoned from Gateway (G) to Industrial (I) and as attached hereto as Exhibit B:

TIN# 02-083-0006, 02-083-0025, 02-083-0007, 02-083-0008, 02-083-0020, 02-083-0011, 02-083-0010, 02-083-0009, 02-083-0018, 02-083-0016, 02-083-0003, 02-082-0013, 03-006-0003, 03-006-0004, 03-006-0005, 03-006-0033, 03-006-0013, 03-006-0006, 03-006-0007.

SECTION 5: That certain map or maps entitled "Zoning Map of Logan City, Utah" is hereby amended and the following properties are hereby zoned from Gateway (G) to Commercial (C) and as attached hereto as Exhibit B:

TIN# 02-083-0028, 02-083-0027, 02-083-0021, 02-083-0002, 03-006-0017, 03-006-0018, 03-109-0001, 03-109-0002, 03-109-0003, 03-006-0001, 03-006-0021, 03-006-0023, 03-006-0024, 03-006-0027, 03-145-0001, 03-145-0002, 03-145-0003, 03-145-0004, 03-145-0010, 03-145-0005, 03-145-0006, 03-145-0007, 03-145-0008, 03-145-0009, 03-006-0002, 03-006-0043, 03-006-0042, 03-006-0041, 03-006-0044, 03-006-0045, 03-006-0046, 03-005-0011, 03-005-0012, 03-005-0014, 03-005-0016, 03-005-0015, 03-005-0026, 03-005-0021, 03-005-0019, 03-005-0018, 03-005-0027, 03-005-0028.

SECTION 6: That certain map or maps entitled "Zoning Map of Logan City, Utah" is hereby amended and the following properties are hereby zoned from Gateway (G) to Recreation (R) and as attached hereto as Exhibit B:

TIN# 02-083-0004, 02-083.

SECTION 7: That certain map or maps entitled "Zoning Map of Logan City, Utah" is hereby amended and the following properties are hereby zoned from Gateway (G) to Public (P) and as attached hereto as Exhibit B:

TIN# 03-006-0019, 03-006-0028.

SECTION 5: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2013.

AYES:
NAYS:
ABSENT:

Holly Daines, 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 _____, 2013.

Holly Daines, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2013.

Randy Watts, Mayor

EXHIBIT A

Article IV: Overlay Zoning Districts

Chapter 17.23: Overlay Zones Established

§17.23.010. Overlay Zones Established

- A. AL: Airport Limitation overlay zone, Chapter 17.24.
- B. AP: Aquifer/Wellhead Protection overlay zone, Chapter 17.25.
- C. HL: Historic Landmark overlay zone, Chapter 17.26.
- D. HD: Historic District overlay zone, Chapter 17.27.
- E. GW: Gateway District overlay zone, Chapter 17.28.
- F. GF: Greenfield overlay zone, Chapter 17.29.
- G. H: Hospital overlay zone, Chapter 17.30.
- H. CL: Critical Lands overlay zone, Chapter 17.31.
- I. X: Existing lot size overlay zoning district, Chapter 17.33.

§17.23.020. Use of Overlay Zones

- A. Nomenclature.

An Overlay Zoning classification is appended to a base zoning district so that the lands are classified as Base Zoning District-Overlay District. As an example, property in the Neighborhood Residential Center Street-Historic District zoning district (NRCS-HD).
- B. Multiple Overlay Districts.

Property within the City may be included in more than one Overlay District. For example, a property may be within both the Historic District and a Critical Lands area. In this case, the property would be enumerated as NRCS-HD-CL.

Chapter 17.28: Gateway Overlay Zone

§17.28.010. Purpose

The purpose of the gateway overlay zone is to develop aesthetically pleasing, high quality, and economically functional highway entrances into Logan City by preserving important open space and vistas, emphasizing high quality building and site design, and implementing enhanced landscaped or natural areas adjacent to the highways. The gateway overlay zone recognizes that unique and sensitive site design, rather than an emphasis on uses, will promote and protect important gateway areas.

§17.28.020. Applicability

The gateway overlay zone will be applied to the five unique gateway corridors identified in Section 17.16. The use of the overlay zone will enable the City to prepare gateway standards unique to each corridor based on their specific circumstances rather than continue with the application of a single Gateway Zone. The gateway overlay zone will be applied within the following areas:

- A. **North Gateway.** The North Gateway, located on the north side of Logan along North Main Street, is generally built up with a mixture of commercial uses. The purpose of the North Gateway is to create a parkway entrance into Logan along North Main Street as properties and uses redevelop in response to changing market demands. This specific overlay contemplates a renewed emphasis on street trees, park strips, generous landscaping, improved pedestrian walkways, and enhanced building designs with a general orientation towards Main Street.
- B. **Northwest Gateway.** The purpose of the Northwest Gateway is to provide a transition into Logan in conjunction with the implementation of the Logan-Cache Airport Area Specific Plan. Because this area is a potential growth corridor for Logan, it is important to ensure new development is compatible with the anticipated airport uses while contributing to the aesthetic quality of this unique gateway. Due to the unique qualities of the areas wetlands and natural open areas, the Northwest Gateway will have the character of a parkway entrance into the city with vistas and large planted setbacks, consistent signage and fencing, and natural plantings. Development shall be designed to utilize critical areas as project amenities where possible.
- C. **West Gateway.** The West Gateway is located along Highway 30 and provides dramatic vistas of Logan City and the eastern mountains as one enters town from the west. The purpose of the West Gateway is to provide a transition between the agricultural and natural areas to the west with the industrial, commercial, and public uses located along the west entrance to Logan. This specific area contains a large number of public uses such as the landfill, transfer station, sewage lagoons, shooting ranges, fish hatchery, highway maintenance yard, and the County Detention Center. The West Gateway will be characterized by enhanced setbacks, extensive landscaping, an incorporation of natural features into the overall site design, vista preservation, and the execution of high quality design of new construction.
- D. **South Gateway.** The South Gateway is the City's primary front door for visitors. Its purpose is to make a welcoming transition from the semi-rural highway to Logan's mixed use and commercial areas at the south end of the City. Gateway standards of large setbacks, extensive landscape, incorporation of natural lands, vista preservation,

17.28 Gateway (GW) overlay Zone

agricultural conservation and high quality design is intended to enhance the area and give it cohesion. In addition to specific welcome signage and facilities, the right-of-way will be designed with a parkway character. Generously landscaped front setbacks will enhance this theme.

- E. **East Gateway.** This gateway area, at the mouth of Logan Canyon, will be very carefully designed to emphasize the transition from the canyon's rugged and beautiful landscape to the low density edge of east Logan. The vistas from this gateway are outstanding and shall not be interrupted. The East Gateway includes the edge of Utah State University which also announces a welcome to Logan. Currently the majority of property within the East Gateway is public or quasi-publicly owned.

§17.28.030. Boundaries

The boundary for each of the gateway overlay zones are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.** The West Gateway overlay zone includes those properties, or portions thereof, located within 300' of Highway 30 and west of 1400 West to the Logan City Limits.
- D. **South Gateway.** The South Gateway overlay zone includes those properties, or portions thereof, located within 500' of State Highway 89/91 and South of the Union Pacific Railroad Tracks (approximately 850 feet east of Park Avenue/1700 South intersection) to the Logan City Limits.
- E. **East Gateway.** TBD

§17.28.040. Site Design and Development Standards

The intent of the gateway overlay zones is to create an aesthetically pleasing entry point into Logan City. Industrial uses shall be constructed in a campus-type setting with lower buildings to preserve vista views, extensive landscaping and green areas between the development and the roadway, and all parking, loading and service areas located to the side or rear of any buildings with adequate screening. In addition to the design and development standards found elsewhere in this Title, the additional design and development standards for each Gateway Overlay Zone are as follows:

- A. **North Gateway.** TBD
- B. **Northwest Gateway.** TBD
- C. **West Gateway.**
1. Setbacks.
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
 2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
 3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
 4. Building Height. The maximum height of any building is 38'.

17.28 Gateway (GW) overlay Zone

5. Open Space. The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along Highway 30 is 200'.
7. Outdoor Storage. Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from Highway 30 using a combination of masonry walls and landscaping.
8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted within the front yard area and shall be setback from the front property line 20'. Other signage shall be permitted as defined in Chapter 17.40.

D. South Gateway.

1. Setbacks (Park Avenue/1700 South Intersection to 2200 South).
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
2. Setbacks (South of 2200 South to Logan City Limits).
 - a. Front Yard: 75'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 50'
2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
4. Building Height. The maximum height of any building is 38'.
5. Open Space. The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along State Highway 89/91 is 200'.
7. Outdoor Storage. Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from State Highway 89/91 using a combination of masonry walls and landscaping.
8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted. Other signage shall be permitted as defined in Chapter 17.40.

E. East Gateway. TBD**§17.28.50. Permitted Uses**

In addition to the allowed uses identified within the underlying zones, the following uses are also permitted in each of the unique gateways as specified below:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
 1. Golf courses and their accessory uses.

2. Agricultural uses and structures.
 3. Sales of Agricultural products grown on-site.
 4. Garden shop, plant sales, or nurseries.
- D. South Gateway.
1. Golf courses and their accessory uses.
 2. Agricultural uses and structures.
 3. Sales of Agricultural products grown on-site.
 4. Garden shop, plant sales, or nurseries.
- E. East Gateway. TBD

§17.28.60. Prohibited Uses

The following uses are prohibited in each of the specific gateways:

- A. North Gateway. TBD
- B. Northwest Gateway. TBD
- C. West Gateway.
1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.
 2. Wrecking yard, junk yard, and salvage yards.
 3. Single family residential dwellings are prohibited within the first 200' of State Highway 30.
 4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
 5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
 6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
 7. Commercial storage units.
 8. Mobile home parks.
 9. Adult oriented businesses.
 10. Concrete or asphalt batch plants.
 11. Hotels, motels, and bed & breakfast establishments.
 12. Group living facilities.
- D. South Gateway.
1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.
 2. Wrecking yard, junk yard, and salvage yards.
 3. Single family residential dwellings are prohibited within the first 200' of State Highway 30.
 4. Commercial parking lots, vehicular storage, or recreational vehicle storage.
 5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service.
 6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc.
 7. Commercial storage units.
 8. Mobile home parks.
 9. Adult oriented businesses.
 10. Concrete or asphalt batch plants.
 11. Waste related uses or businesses.
- E. East Gateway. TBD

§17.28.060. Design Review and Approval

Proposed development projects shall be reviewed as per the review and approval processes outlined in this Title.

EXHIBIT B

South Gateway Rezone

3200 South to Railroad Tracks (approx. 500 West)



Gateway Overlay Zone
3200 South to Union Pacific Railroad Tracks
(first 500' from HWY 89/91)



PROPOSED ZONING



APPLICATION FOR PROJECT REVIEW

Planning Commission Board of Adjustment Board of Appeals Other

Date Received 8-26-13	Received By -	Receipt Number -	Zone -	Application Number PC 13-054
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Type of Application (Check all that apply):

Design Review Conditional Use Subdivision Zone Change Boundary Line Adjustment
 Code Amendment Appeal Variance 4950' Design Review Other _____

PROJECT NAME

TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE & REZONE REQUEST

PROJECT ADDRESS	COUNTY PLAT TAX ID #
CITYWIDE – TEXT AMENDMENT (CREATE SOUTH GATEWAY OVERLAY); REZONE 68 PARCELS INVOLVING MULTIPLE OWERSHIPS SOUTH OF PARK AVENUE ALONG US 89/91 TO 2200 SOUTH AND ADJACENT TO 1000 WEST. SEE ATTACHED LIST OF PARCELS.	-- --

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

PROPERTY OWNER OF RECORD (Must be listed)	MAIN PHONE #
CITYWIDE	

MAILING ADDRESS	CITY	STATE	ZIP

EMAIL ADDRESS

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) AMEND LOGAN LAND DEVELOPMENT CODE SECTIONS 17.28 CREATING A GATEWAY OVERLAY DISTRICT. REZONE 68 PARCELS (SEE ATTACHED LIST) FROM GATEWAY (G) TO RECREATION (REC), INDUSTRIAL (I), COMMERCIAL (C), PUBLIC (P) AND RESOURCE CONSERVATION (RC). APPLY SOUTH GATEWAY OVERLAY ZONE.	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
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<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
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mc W: Oct. 15
mc H: Nov. 5

DRAFT (South Gateway) Chapter 17.28: Gateway Overlay Zone

§17.28.010. Purpose

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- D. **South Gateway.** The South Gateway is the City's primary front door for visitors. Its purpose is to make a welcoming transition from the semi-rural highway to Logan's mixed use and commercial areas at the south end of the City. Gateway standards of

17.28 Gateway (GW) overlay Zone

large setbacks, extensive landscape, incorporation of natural lands, vista preservation, agricultural conservation and high quality design is intended to enhance the area and give it cohesion. In addition to specific welcome signage and facilities, the right-of-way will be designed with a parkway character. Generously landscaped front setbacks will enhance this theme.

- E. **East Gateway.** This gateway area, at the mouth of Logan Canyon, will be very carefully designed to emphasize the transition from the canyon's rugged and beautiful landscape to the low density edge of east Logan. The vistas from this gateway are outstanding and shall not be interrupted. The East Gateway includes the edge of Utah State University which also announces a welcome to Logan. Currently the majority of property within the East Gateway is public or quasi-publicly owned.

§17.28.030. Boundaries

The boundary for each of the gateway overlay zones are as follows:

- A. **North Gateway.** TBD.
- B. **Northwest Gateway.** TBD.
- C. **West Gateway.** The West Gateway overlay zone includes those properties, or portions thereof, within 500' of Highway 30 and located west of 1400 West to the Logan City Limits.
- D. **South Gateway.** The South Gateway overlay zone includes those properties, or portions thereof, located within 500' of State Highway 89/91 and South of the Union Pacific Railroad Tracks (approximately 850 feet east of Park Avenue/1700 South intersection) to the Logan City Limits.
- E. **East Gateway.** TBD.

§17.28.040. Site Design and Development Standards

The intent of the gateway overlay zones is to create an aesthetically pleasing entry point into Logan City. Industrial uses shall be constructed in a campus-type setting with lower buildings to preserve vista views, extensive landscaping and green areas between the development and the roadway, and all parking, loading and service areas located to the side or rear of any buildings with adequate screening. In addition to the design and development standards found elsewhere in this Title, the additional design and development standards for each Gateway Overlay Zone are as follows:

- A. **North Gateway.** TBD.
- B. **Northwest Gateway.** TBD.
- C. **West Gateway.**
1. **Setbacks.**
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
 2. **Landscaping and Screening.** All yard areas shall be landscaped and maintained per Chapter 17.39.
 3. **Parking.** Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
 4. **Building Height.** The maximum height of any building is 38'.

5. Open Space. The project shall provide a minimum of 25% open space and 10% usable outdoor space. Natural features shall be incorporated into the open space where feasible.
6. Lot Frontage. The minimum lot frontage along Highway 30 is 200'.
7. Outdoor Storage. Outdoor storage within the front yard area is prohibited. All outdoor storage and service areas shall be located to the side or rear of the building(s) and shall be screened from Highway 30 using a combination of masonry walls and landscaping.
8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted within the front yard area and shall be setback from the front property line 20'. Other signage shall be permitted as defined in Chapter 17.40.

D. South Gateway.

1. Setbacks (Park Avenue/1700 South Intersection to 2200 South).
 - a. Front Yard: 50'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 30'
2. Setbacks (South of 2200 South to Logan City Limits).
 - a. Front Yard: 75'
 - b. Side Yard: 30'
 - c. Rear Yard: 20'
 - d. Corner Yard: 50'
2. Landscaping and Screening. All yard areas shall be landscaped and maintained per Chapter 17.39.
3. Parking. Parking and loading facilities shall be located to the side or rear of the primary building and shall be sufficiently screened from Highway 30.
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8. Signs. Pole signs and EMD's are prohibited. Only monument signs are permitted. Other signage shall be permitted as defined in Chapter 17.40.

E. East Gateway. TBD.

§17.28.50. Permitted and Prohibited Uses

The list of uses for each underlying base zoning shall determine what use is permitted, conditionally approved or prohibited within each Gateway District subject to the following modifications:

- A. North Gateway. TBD.
- B. Northwest Gateway. TBD.
- C. West Gateway.

1. Wireless Telecommunication Facilities are prohibited within the first 200' of Highway 30.

D. South Gateway.

1. Wireless Telecommunication Facilities are prohibited within the first 200' of State Highway 89/91.
2. Wrecking yard, junk yard, and salvage yards are prohibited.
3. Single family residential dwellings are prohibited within the first 200' of State Highway 89/91.
4. Commercial parking lots, vehicular storage, or recreational vehicle storage are prohibited.
5. Automobile, recreational vehicle, heavy equipment, and tractor trailer sales or service are prohibited.
6. Sales or storage of sand, gravel, stone, rock, landscaping materials, etc. is prohibited.
7. Commercial storage units are prohibited.
8. Waste related uses are prohibited.
9. Mobile home parks are prohibited.
10. Adult oriented businesses are prohibited.
11. Golf courses and their accessory uses are permitted.

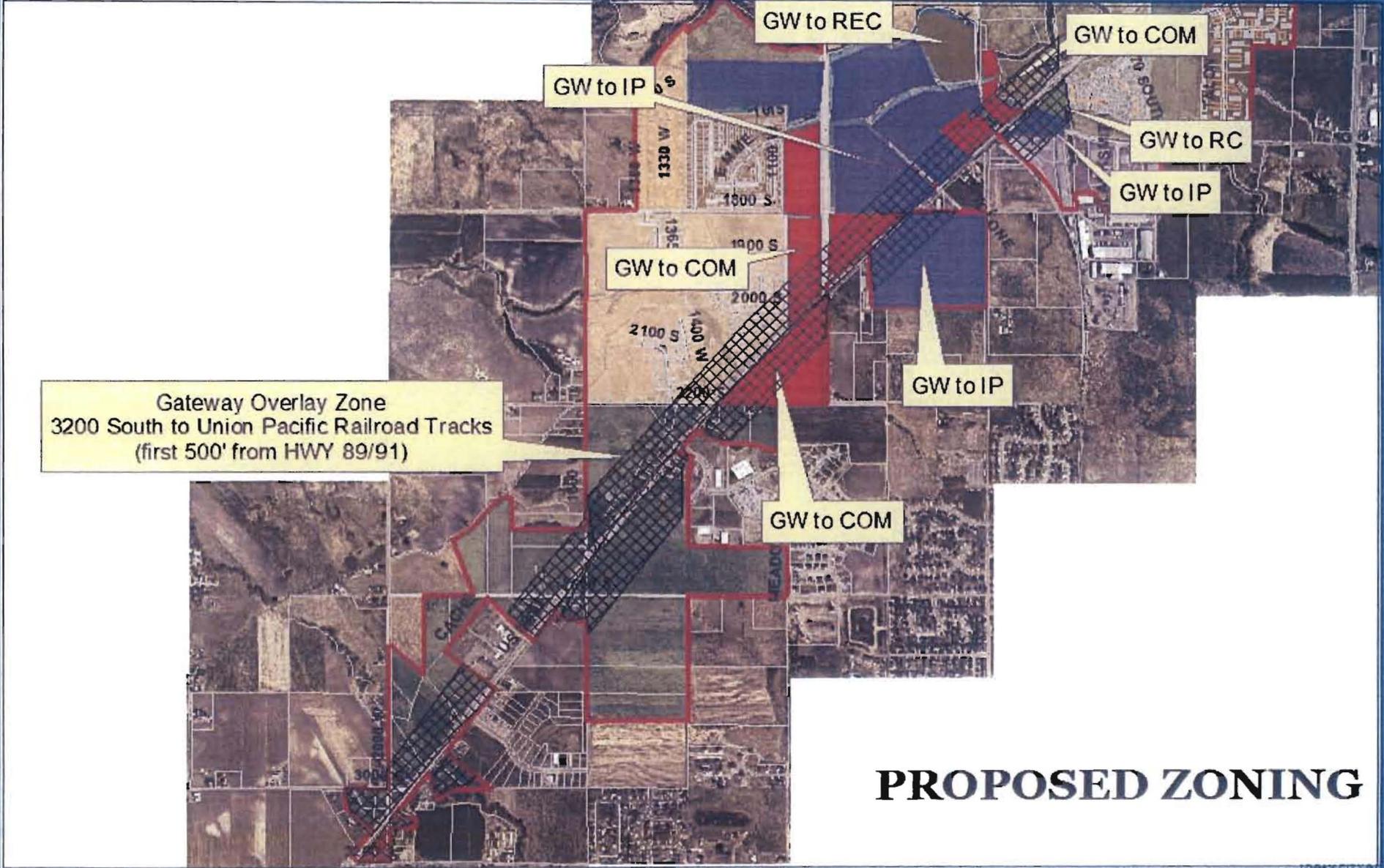
E. East Gateway. TBD.

§17.28.060. Design Review and Approval

Proposed development projects shall be reviewed as per the review and approval processes outlined in this Title.

South Gateway Rezone

3200 South to Railroad Tracks (approx. 500 West)

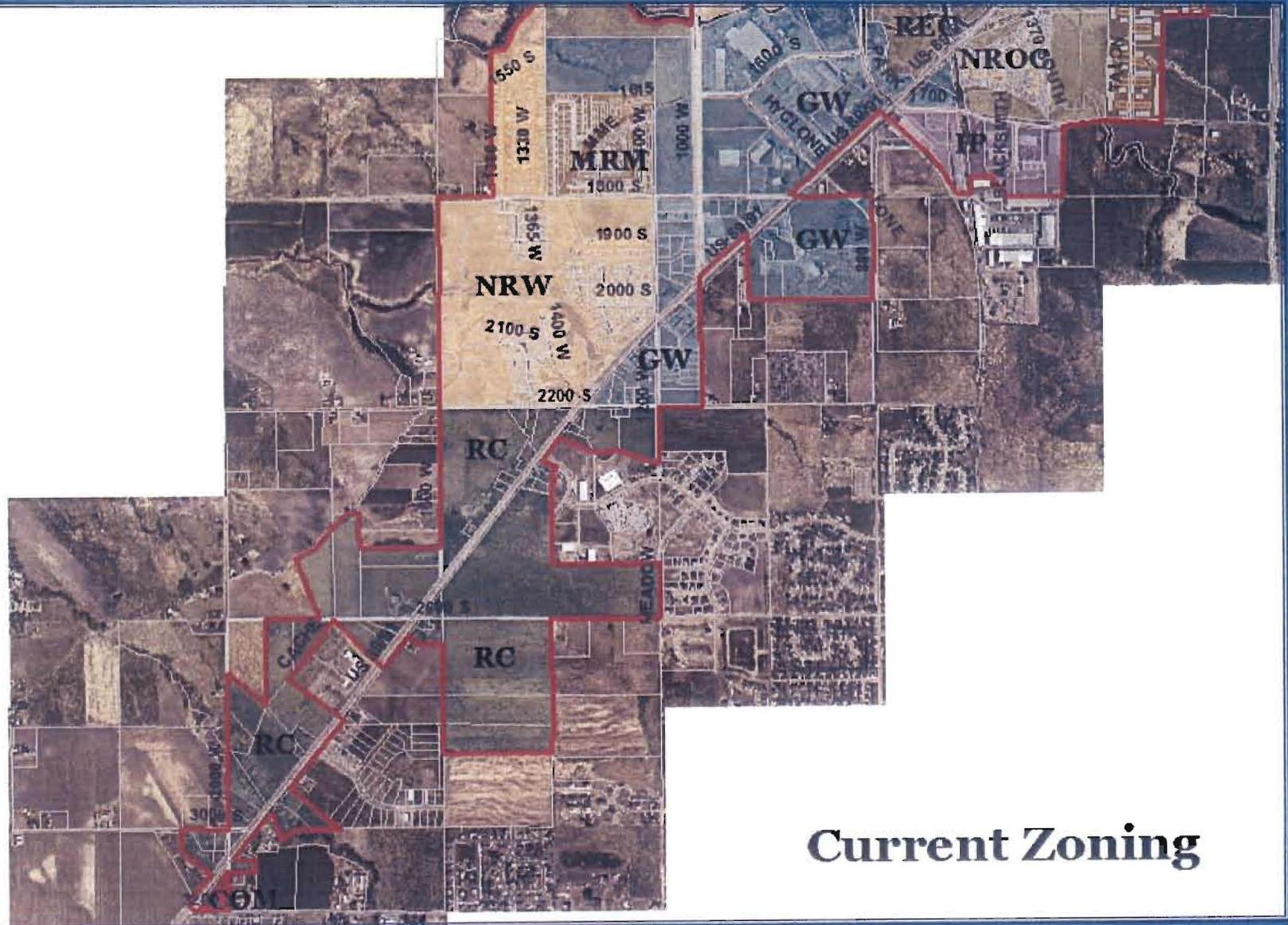


Gateway Overlay Zone
3200 South to Union Pacific Railroad Tracks
(first 500' from HWY 89/91)

PROPOSED ZONING

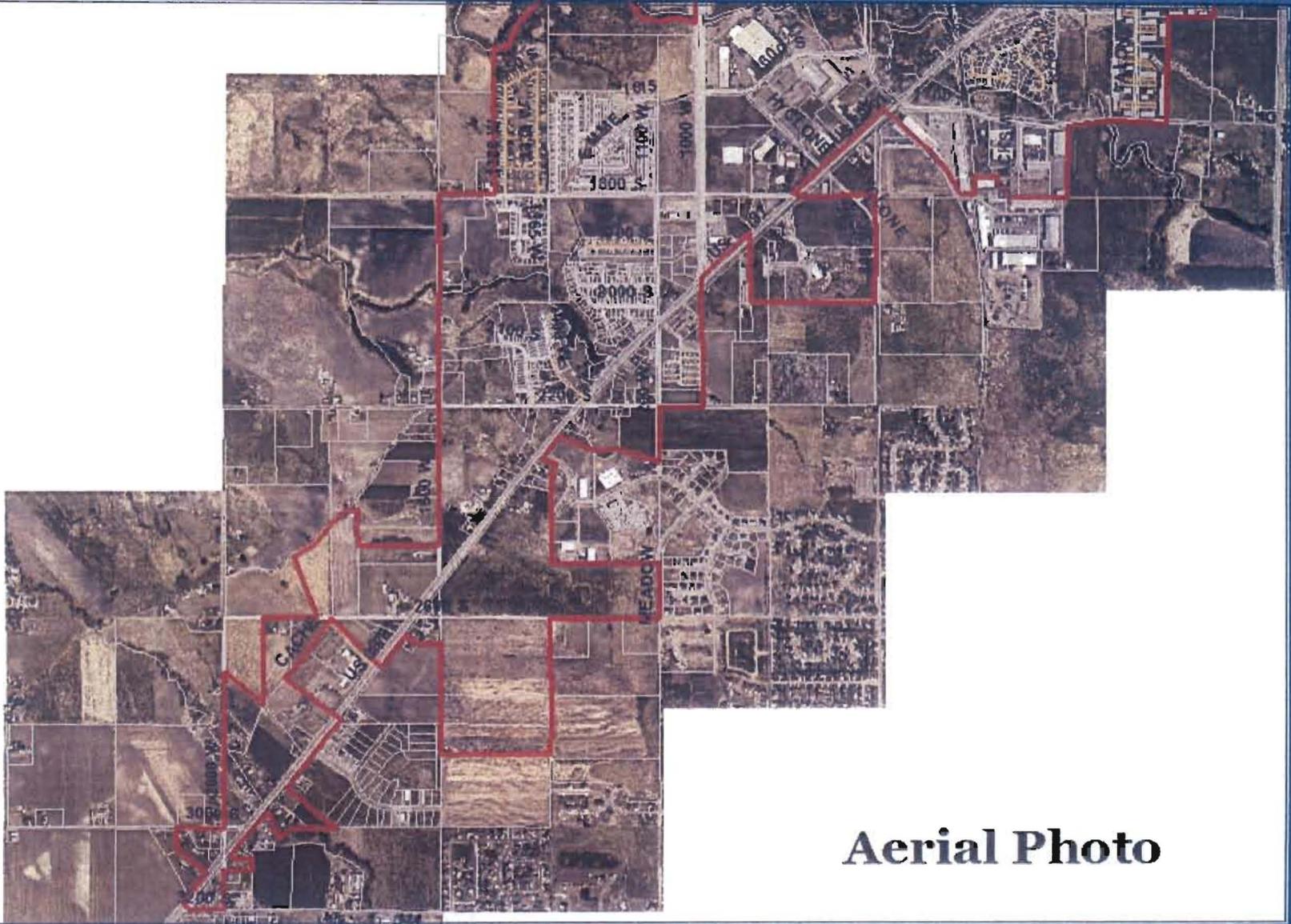
South Gateway Rezone

3200 South to Railroad Tracks (approx. 500 West)



Current Zoning

South Gateway Rezone
3200 South to Railroad Tracks (approx. 500 West)



Aerial Photo

REZONE US 89/91 (SOUTH GATEWAY)
OWNERSHIP

Parcel	Owner	Existing Zoning	Proposed Zoning	Acreage
02-089-0010	Card Investment	Gateway	Resource Conservation	1.62
02-089-0011	Hancey	Gateway	Commercial Services	3.26
02-083-0028	Thatcher	Gateway	Commercial	3.59
02-083-0027	Thatcher	Gateway	Commercial	2.07
02-083-0006	Icon	Gateway	Industrial	2.60
02-083-0021	Logan River Academy	Gateway	Commercial	6.50
02-083-0025	AB Warehouse	Gateway	Industrial	3.43
02-083-0007	B&K Warehouse	Gateway	Industrial	2.48
02-083-0008	Icon	Gateway	Industrial	12.75
02-083-0020	Redevelopment Agency	Gateway	Industrial	1.29
02-083-0011	Redevelopment Agency	Gateway	Industrial	2.25
02-083-0010	Redevelopment Agency	Gateway	Industrial	0.88
02-083-0009	Hyclone	Gateway	Industrial	2.92
02-083-0018	Hyclone	Gateway	Industrial	13.27
02-083-0016	Hyclone	Gateway	Industrial	11.77
02-083-0003	Icon	Gateway	Industrial	25.18
02-083-0004	Logan City	Gateway	Recreation	12.17
02-083	Common Area	Gateway	Recreation	1.31
02-082-0013	Icon	Gateway	Industrial	30.25
02-083-0002	Bellevue Court LLC	Gateway	Commercial	12.57
03-006-0017	Pioneer Environmental	Gateway	Commercial	0.97
03-006-0018	Johnson	Gateway	Commercial	0.97
03-109-0001	Watts	Gateway	Commercial	0.97
03-109-0002	Redpine LLC	Gateway	Commercial	1.28
03-109-0003	Redpine LLC	Gateway	Commercial	0.93
03-006-0001	Reese	Gateway	Commercial	4.44
03-006-0021	Common Cents	Gateway	Commercial	1.08
03-006-0019	Logan City	Gateway	Public	0.28
03-006-0028	Questar Gas	Gateway	Public	0.04
03-006-0003	Bernco	Gateway	Industrial	14.46
03-006-0004	R&S Commercial Prop.	Gateway	Industrial	1.39
03-006-0005	Russell	Gateway	Industrial	2.44
03-006-0033	R&S Commercial Prop.	Gateway	Industrial	0.55
03-006-0013	R&S Commercial Prop.	Gateway	Industrial	3.68
03-006-0006	R&S Commercial Prop.	Gateway	Industrial	2.37
03-006-0007	R&S Commercial Prop.	Gateway	Industrial	16.56
03-006-0023	Miller	Gateway	Commercial	1.74
03-006-0024	Miller	Gateway	Commercial	1.18
03-006-0027	Miller	Gateway	Commercial	1.91
03-145-0001	Davis	Gateway	Commercial	0.50
03-145-0002	Davis Brothers	Gateway	Commercial	0.53
03-145-0003	Davis	Gateway	Commercial	0.79
03-145-0004	Davis	Gateway	Commercial	0.65
03-145-0010	Roadway Easement	Gateway	Commercial	0.57
03-145-0005	Davis	Gateway	Commercial	0.70

03-145-0006	Davis	Gateway	Commercial	0.67
03-145-0007	Davis Brothers	Gateway	Commercial	0.50
03-145-0008	Davis	Gateway	Commercial	0.45
03-145-0009	Davis	Gateway	Commercial	0.67
03-006-0002	Davis Brothers	Gateway	Commercial	2.28
03-006-0043	Jaswinder	Gateway	Commercial	0.71
03-006-0042	Sage Property Holdings	Gateway	Commercial	2.38
03-006-0041	Jaswinder	Gateway	Commercial	1.07
03-006-0044	Jaswinder	Gateway	Commercial	1.43
03-006-0045	Davis Brothers	Gateway	Commercial	5.84
03-006-0046	Cache Valley Inv.	Gateway	Commercial	2.10
03-005-0011	Bingham	Gateway	Commercial	0.41
03-005-0012	Bingham	Gateway	Commercial	0.62
03-005-0014	Bingham	Gateway	Commercial	0.39
03-005-0016	Hugie	Gateway	Commercial	0.32
03-005-0015	Hugie	Gateway	Commercial	1.20
03-005-0026	Rowlette	Gateway	Commercial	2.19
03-005-0021	Isaacson	Gateway	Commercial	0.46
03-005-0019	Harrison	Gateway	Commercial	0.49
03-005-0018	Harrison	Gateway	Commercial	0.52
03-005-0027	Reeder	Gateway	Commercial	1.18
03-005-0028	Baron	Gateway	Commercial	1.22



PLANNING COMMISSION MINUTES

Meeting of September 26, 2013

City Hall Council Chambers • 280 North 100 West Logan, UT 84321 • www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, September 26, 2013. Chairman Lee called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Amanda Davis, Konrad Lee, Russ Price, Steve Stokes

Planning Commissioners Absent: David Adams, Angela Fannesbeck

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Kymber Housley, Bill Young, Paul Taylor, Debbie Zilles

Excerpt from September 26, 2013 Planning Commission Meeting

[...]

PC 13-049 LDC Amendment – West Gateway Zone 17.28 *(continued from September 12)* Code Amendment. Logan City requests to amend the Land Development Code Section 17.28 to create a Gateway Overlay Zone and rezone 21 parcels from Gateway (GW) to Public (PUB), Industrial Park (IP) or Commercial Services (CS).

STAFF/PROPONENT: Mr. DeSimone reviewed the Staff Report as written, recommending approval. Staff finds that the proposed amendments will enable Logan City and landowners within the gateway corridors to focus more on form and design rather than entirely on specific uses. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

Mr. DeSimone pointed out that the original proposal was for a 500' overlay, after the discussion last meeting, it has been reduced to 300'.

Mr. DeSimone reviewed the list of permitted/prohibited uses. Mr. Holley provided some visual simulations representing different setbacks within this gateway development area.

PUBLIC: Dave Watts was provided clarification on the proposed location for this overlay.

Greg Merrill was unable to attend the last meeting; however, he submitted a letter of support prior to the meeting. He advised Commissioner Stokes that his project (PC 13-033 SA Ferrous Industries) has been conditionally approved, subject to approval of the proposed text amendment, allowing for the proposed use as conditional use in the Gateway zone

COMMISSION: Commissioner Davis asked if there was a section in the Code addressing agricultural products. Mr. DeSimone said there is not, the idea is that if an individual grows products on-site, they can sell them on-site.

MOTION: Commissioner Price moved to forward a positive recommendation to the Municipal Council for approval of the amendment to the Land Development Code (LDC) Section 17.28 as outlined and for the rezone of 21 parcels as indicated. Commissioner Stokes seconded the motion.

FINDINGS FOR APPROVAL

1. Utah state law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The code amendment is in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The code amendment establishes a new Gateway Overlay Zone for the west gateway as identified in the Land Development Code.
4. The code amendment will enable Logan City and landowners within the western gateway to focus on specific form and design considerations as a means to enhance the gateway experience; rather than utilize use as the primary criteria to enhance the gateway.
5. The provisions of this Gateway Overlay Zone do not alter the permitted or prohibited uses of the underlying base zone unless specifically identified in the proposed LDC text.
6. The provision of a Gateway Overlay Zone is consistent with the overall goals and objectives of the Logan General Plan as it seeks to provide a mechanism for protecting and enhancing the City's five gateway areas.
7. No public comment has been received.

[Moved: Commissioner Price Seconded: Commissioner Stokes Passed: 3-0]

Yea: A. Davis, R. Price, S. Stokes Nay: Abstain:

PC 13-054 LDC Text Amendment – South Gateway Overlay Zone Code Amendment. Logan City requests a text amendment to the Land Development Code (LDC) Section 17.28 creating a Gateway Overlay District and rezone 68 parcels (south of Park Ave. along us 89/91 to 2200 South and adjacent to 1000 West) from Gateway (GW) to Recreation (REC), Industrial Park (IP), Commercial (COM), Public (PUB) and Resource Conservation (RC) and apply a South Gateway Overlay Zone.

STAFF/PROPONENT: Mr. DeSimone explained that this proposal is to amend the Land Development Code to create a South Gateway Overlay Zone to replace the Gateway Zone along Highway 89/91, and rezone the 68 parcels from Gateway to a mixture of Commercial, Commercial Services, Recreation, Public, and industrial. This specific request is for the South Gateway Overlay which originates at the Union Pacific Railroad right-of-way (east of Park/1700 South intersection) southwest along SR 89/91 to the city boundary (3200 South). The proposed South Gateway Overlay would encompass those lands within 500' of either side of the highway.

Staff finds that the proposed amendments will enable Logan City and landowners within the gateway corridors to focus more on form and design rather than entirely on specific uses. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC: Dave Watts asked for clarification on the overlay and the setbacks (reviewed on the slide). Mr. DeSimone explained that the area south of 1000 West is zoned Resource Conservation and will not change. Mr. Watts said he was concerned about industrial development in the area near 1800 South.

Jarvis Johnson, 950 West 1800 South, asked if the "triangular area" where 1000 West and Hwy 89 intersect would remain zoned Gateway. Mr. DeSimone said the proposal is to change the zoning from Gateway to Commercial to allow for a wider range of uses. The overlay would require a setback of 50' from the highway and there would be some uses that would be prohibited.

Carrie Cook, resident of Nibley, asked how/if this project would affect any UDOT work on the highway. Mr. Housley explained that the City does not regulate State road enhancements. Ms. Cook asked how the overlay zone would impact existing residential homes. Mr. DeSimone said existing homes would become legally existing nonconforming, new homes would not be allowed to be built as close to the highway.

Shirley Reeder, 1265 West 2200 South, asked if horses were still allowed in this overlay. Mr. DeSimone said this would only affect the use of her property if it were sold and the new owner wanted to change the use, otherwise, there is no change/affect to her property.

COMMISSION: Chairman Lee noted §17.28.030-D lists the setback as 500' of Hwy 89/91, which is different than the proposed West Gateway Zone. Mr. DeSimone advised that was correct and reviewed the proposed setbacks as listed in §17.28.040-D explaining that the idea is to preserve the more rural character to the south.

Chairman Lee asked for a brief overview describing how this overlay zone would affect property owners. Mr. DeSimone explained that when this area was rezoned to Gateway it restricted the range of allowable uses. The point of this overlay is to get away from a broad zone and move toward a performance/design based approach unique to each specific gateway while still maintaining the aesthetics of the Gateway zone. This should provide better standards within specific areas that are deemed important while leaving properties further away from the corridor to develop within the parameters of the underlying zone.

Commissioner Price asked if 200' from the highway was an adequate buffer whether the area remained open or developed. Mr. DeSimone explained that the objective is to develop homes further away from the highway. Commissioner Price asked how this proposal comports with the South Corridor Plan. Mr. DeSimone said there are defined nodes of development (Park Ave, 3200 South and ICON) where industrial-types of uses are concentrated and setbacks are expanded to the south, which is compatible with the Corridor Plan.

MOTION: Commissioner Davis moved to forward a positive recommendation to the Municipal Council for the amendment to the Land Development Code Section 17.28 as outlined and for the rezone of 68 parcels as indicated. Commissioner Price seconded the motion.

FINDINGS FOR APPROVAL

1. Utah state law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The code amendment is in conformance with the Logan Municipal Code Title 17.51.
3. The code amendment establishes a new Gateway Overlay Zone for the south gateway as identified in the Land Development Code.
4. The code amendment will enable Logan City and landowners within the southern gateway to focus on specific form and design considerations as a means to enhance the gateway experience; rather than utilize use as the primary criteria to enhance the gateway.
5. The provisions of this Gateway Overlay Zone do not alter the permitted or prohibited uses of the underlying base zone unless specifically identified in the proposed LDC text.
6. The provision of a Gateway Overlay Zone is consistent with the overall goals and objectives of the Logan General Plan as it seeks to provide a mechanism for protecting and enhancing the City's five gateway areas.
7. The provision of this specific Gateway Overlay Zone is consistent with the South Corridor Development Plan.
8. No public comment has been received.

[Moved: Commissioner Davis Seconded: Commissioner Price Passed: 3-0]
Yea: A. Davis, R. Price, S. Stokes Nay: Abstain:



TEXT AMENDMENT & ZONE CHANGE

**PUBLIC
HEARING
PLANNING COMMISSION
THURSDAY
September 26, 2013
5:30 PM
MUNICIPAL COUNCIL CHAMBERS
LOGAN CITY OFFICES
290 North 100 West**

The Logan City Planning Commission will hold a public hearing to receive input on the following:

PC 13-054 LDC Text Amendment – South Gateway Overlay Zone Code Amendment. Logan City requests a text amendment to the Land Development Code (LDC) Section 17.28 creating a Gateway Overlay District and rezone 68 parcels (south of Park Ave. along us 89/91 to 2200 South and adjacent to 1000 West) from Gateway (GW) to Recreation (REC), Industrial Park (IP), Commercial (COM), Public (PUB) and Resource Conservation (RC) and apply a South Gateway Overlay Zone.

The Municipal Council is tentatively scheduled to hold a **workshop on Tuesday, October 15, 2013**, and a **public hearing on Tuesday, November 5, 2013**. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 pm. Contact the Department of Community Development at 716-9022 for more information or www.loganutah.org

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