

**CITY OF LOGAN, UTAH**  
**ORDINANCE NO. 13-80**

AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY AND  
TITLE 17, THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH  
CREATING A WEST 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 West Gateway Overlay Zone will encourage additional development along State Route 30 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 properties are hereby zoned from Gateway (G) to Public (P) and as attached hereto as Exhibit B:

TIN# 12-042-0005, 05-057-0001, 05-057-0004, 05-057-0005, 05-057-0006, 05-061-0012, 05-060-0004, 05-063-0004.

SECTION 3: 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 Services (CS) and as attached hereto as Exhibit B:

TIN# 05-058-0001, 05-058-0002, 05-058-0003, 05-058-0004, 05-058-0005, 05-061-0022, 05-

061-0016, 05-061-0001, 05-061-0002, 05-061-0021.

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# 05-060-0011, 05-063-0015.

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

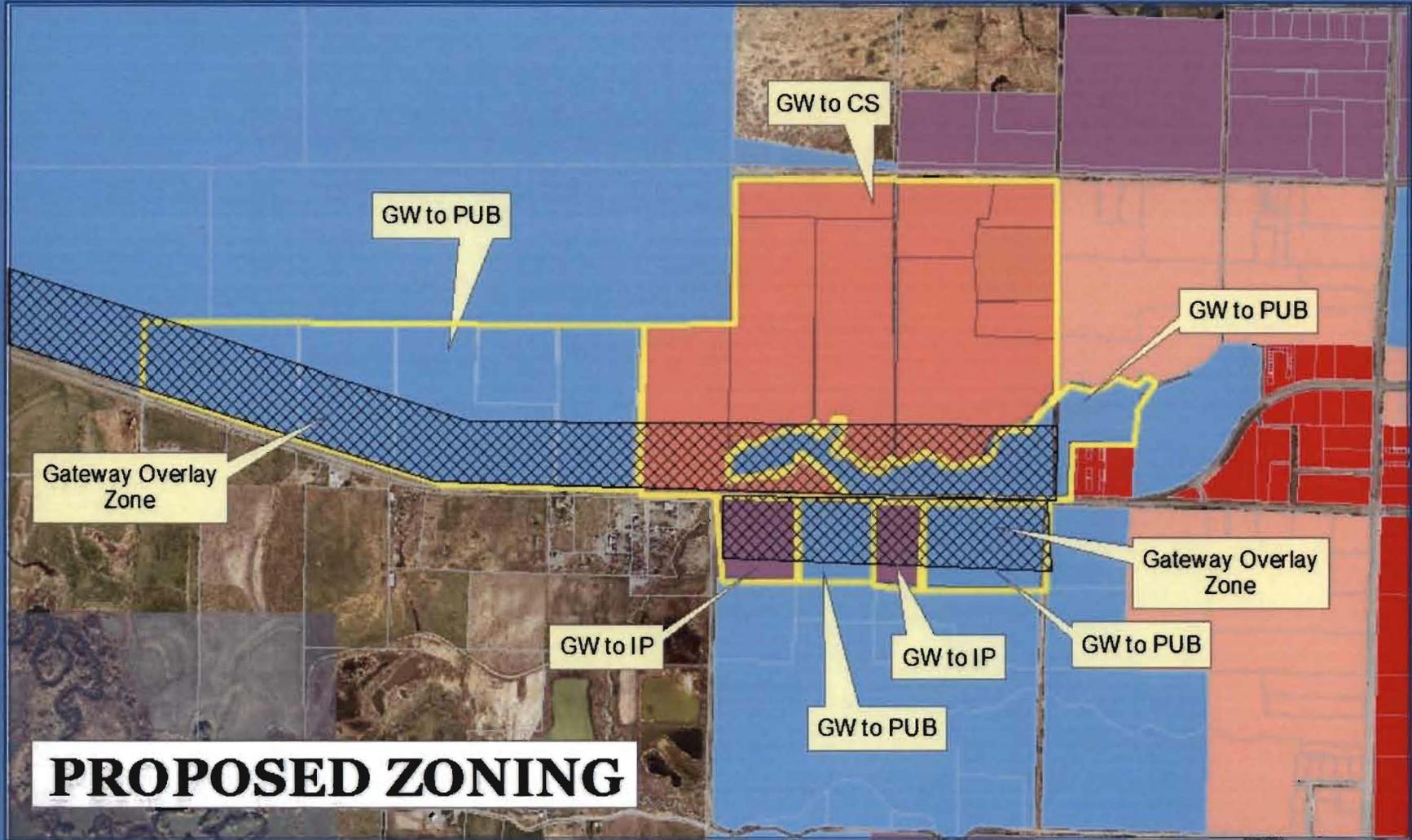
**§17.28.060. Design Review and Approval**

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

# EXHIBIT B

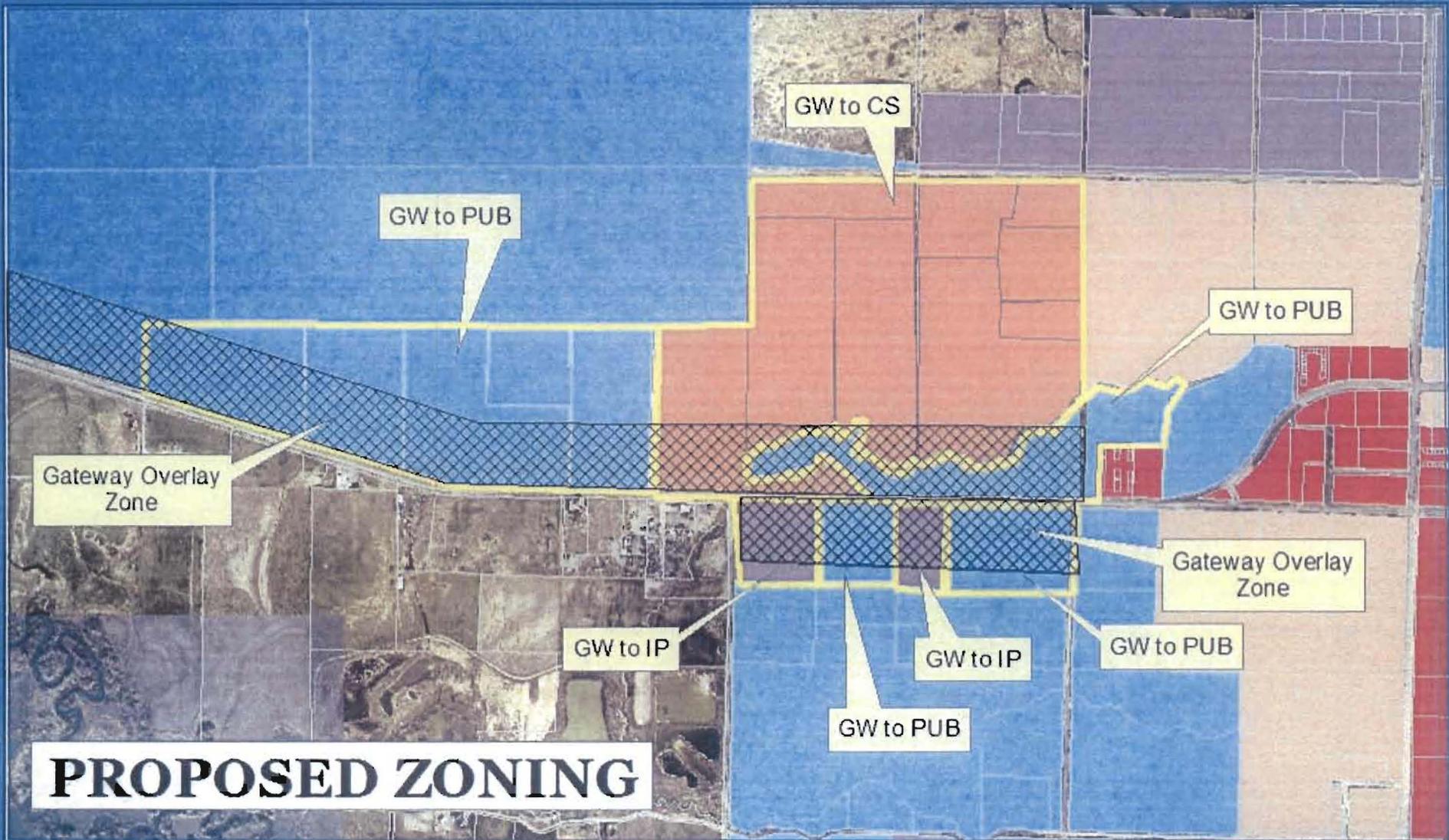
# Gateway Overlay Rezone

1400 West 200 North



# Gateway Overlay Rezone

1400 West 200 North

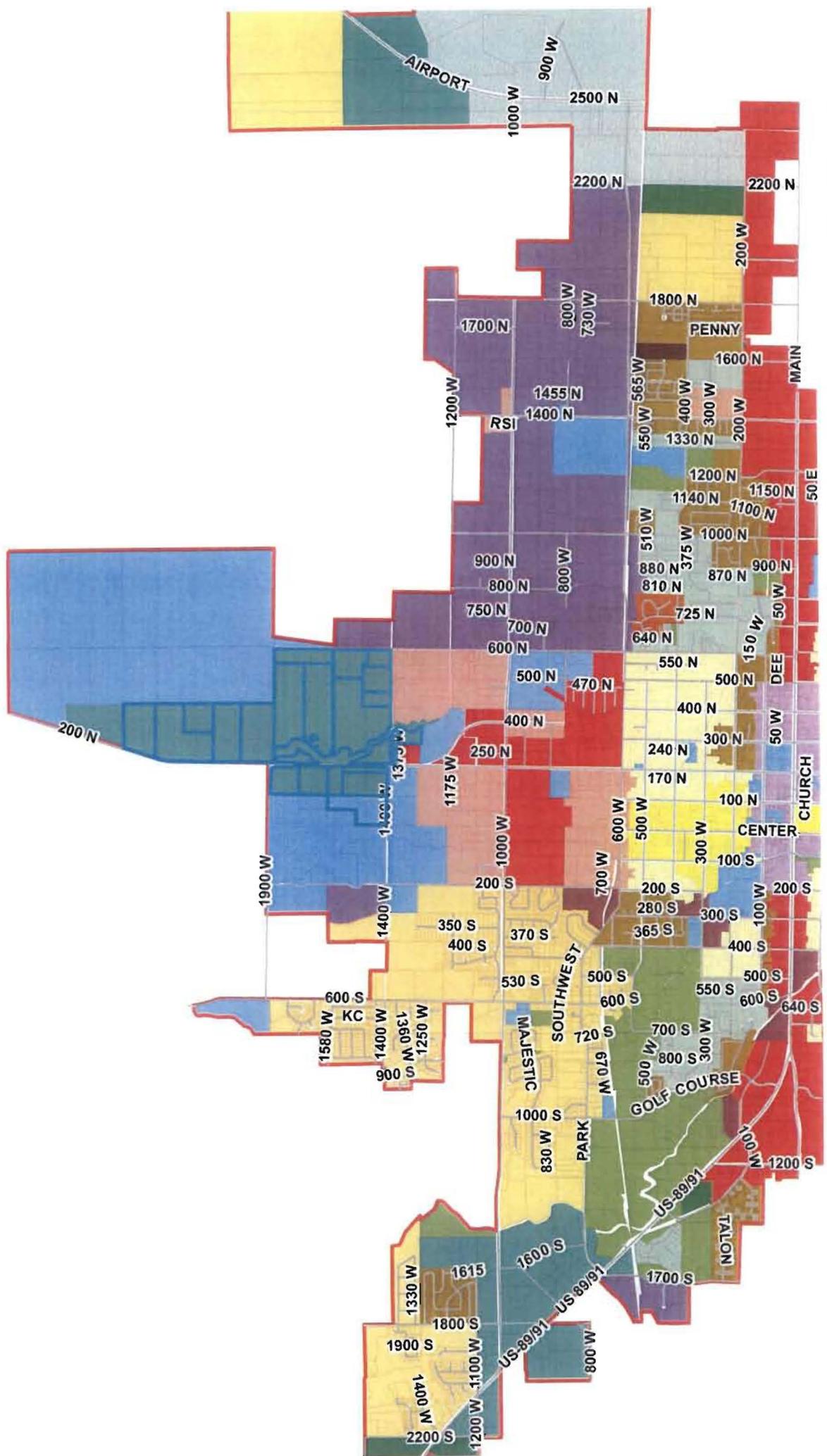


## PROPOSED ZONING

**REZONE 1400 WEST/200 NORTH  
OWNERSHIP**

<b>Parcel</b>	<b>Owner</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acreage</b>
12-042-0005	Logan City	Gateway	Public	23.66
05-057-0001	Logan City	Gateway	Public	19.18
05-057-0004	Logan City	Gateway	Public	30.58
05-057-0005	Logan City	Gateway	Public	10.36
05-057-0006	Logan City	Gateway	Public	20.10
05-058-0001	Cahoon	Gateway	Commercial Services	23.95
05-058-0002	Peery	Gateway	Commercial Services	9.94
05-058-0003	Cahoon	Gateway	Commercial Services	29.21
05-058-0004	Berg	Gateway	Commercial Services	28.89
05-058-0005	Dean	Gateway	Commercial Services	3.78
05-061-0022	Peery	Gateway	Commercial Services	10.92
05-061-0016	Peery	Gateway	Commercial Services	4.93
05-061-0001	Logan Thalmon	Gateway	Commercial Services	8.83
05-061-0002	Logan Thalmon	Gateway	Commercial Services	4.97
05-061-0021	Cahoon	Gateway	Commercial Services	36.71
05-061-0012	Utah State	Gateway	Public	12.33
05-060-0011	Merrill	Gateway	Industrial	9.32
05-060-0004	Logan City	Gateway	Public	10.04
05-063-0015	Willmore	Gateway	Industrial	5.26
05-063-0004	Utah State	Gateway	Public	3.14
05-063-0019	Logan City	Gateway	Public	12.79

First Name	Last Name	Address	City	State	Zip
CORRINE C	BERG	23100 COUNTY RD 1	BERTHOUD	CO	80513-9114
W ARTHUR & LUCY	CAHOON	23100 COUNTY RD 1	BERTHOUD	CO	80513
ERNEST	DEAN	2030 S 1600 W	WELLSVILLE	UT	84339-9602
	LOGAN THALMAN PROPERTY LLC	585 W 500 S #110	BOUNTIFUL	UT	84010-8298
G GREGORY & JOAN	MERRILL	1289 N 1500 E	LOGAN	UT	84341-2848
SAMUEL & LAVORA	PEERY	1364 W 600 N	LOGAN	UT	84321-8103
HARRY JR & MARDEAN	WILLMORE	531 W 100 N	LOGAN	UT	84321-4417





**AMENDED/UPDATED**  
**Project #13-049**  
**West Gateway Overlay District**  
**Code Amendment**  
**Rezone**

**REPORT SUMMARY...**

*Project Name:* West Gateway Overlay Amendment & Rezone Request  
*Proponent/Owner:* Community Development Department  
*Project Address:* Citywide  
*Request:* Code Amendment & Rezone  
*Type of Action:* Legislative  
*Date of Hearing:* September 12, 2013 & September 26, 2013  
*Submitted By:* Mike DeSimone, Director

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following amendment to the Land Development Code (LDC): Section 17.28 and for the rezoning of the following 21 parcels:

Parcel	Owner	Existing Zoning	Proposed Zoning	Acreage
12-042-0005	Logan City	Gateway	Public	23.66
05-057-0001	Logan City	Gateway	Public	19.18
05-057-0004	Logan City	Gateway	Public	30.58
05-057-0005	Logan City	Gateway	Public	10.36
05-057-0006	Logan City	Gateway	Public	20.10
05-058-0001	Cahoon	Gateway	Commercial Services	23.95
05-058-0002	Peery	Gateway	Commercial Services	9.94
05-058-0003	Cahoon	Gateway	Commercial Services	29.21
05-058-0004	Berg	Gateway	Commercial Services	28.89
05-058-0005	Dean	Gateway	Commercial Services	3.78
05-061-0022	Peery	Gateway	Commercial Services	10.92
05-061-0016	Peery	Gateway	Commercial Services	4.93
05-061-0001	Logan Thalmon	Gateway	Commercial Services	8.83
05-061-0002	Logan Thalmon	Gateway	Commercial Services	4.97
05-061-0021	Cahoon	Gateway	Commercial Services	36.71
05-061-0012	Utah State	Gateway	Public	12.33
05-060-0011	Merrill	Gateway	Industrial	9.32
05-060-0004	Logan City	Gateway	Public	10.04
05-063-0015	Willmore	Gateway	Industrial	5.26
05-063-0004	Utah State	Gateway	Public	3.14
05-063-0019	Logan City	Gateway	Public	12.79

**REQUEST**

This proposal is to amend the Land Development Code to create a West Gateway Overlay Zone to replace the Gateway Zone along Highway 30, and rezone the above parcels from Gateway to a mixture of Public, industrial, and Commercial Services. This specific request is for the West Gateway Overlay which originates at 1400 West and follows Highway 30 westerly to the city boundary. The proposed West Gateway Overlay would encompass those lands within 500' of either side of the highway.

During the hearing on the 12<sup>th</sup>, it was suggested that the 500' be reduced to 300' which is approximately ½ block. In this particular gateway, 300' is reasonable.

## **BACKGROUND**

The proposed approach is to replace the Gateway zone with a Gateway Overlay for each of the five (5) highway entrances into Logan City. The point of this is to get away from a broad “zone” based approach and instead move towards a performance or design based approach unique to each specific gateway. One challenge with the current Gateway zone is that the zone is overly restrictive from a use standpoint, especially for those properties located thousands of feet from the highway. The proposed method should provide better gateway standards within those specific areas that are deemed important while leaving properties further away from the corridor to develop within the parameters of the underlying zoning.

According to Section 17.16.040.E, the purpose of the Gateway zone is as follows:

The purpose of the Gateways is to develop aesthetically pleasing, high quality, and economically functional highway entrances to the City. Corporate campuses, recreational uses and open space will be the primary uses found in most Gateways. Gateway development and design standards are intended to accomplish the following:

1. Attractive buildings with large setbacks from primary roadways, highlighted by gracious landscapes or natural areas.
2. Preservation of open spaces and vistas in order to reinforce the picturesque setting of Cache Valley.
3. Preservation and restoration of natural areas.
4. High quality site and building designs that convey Logan’s identity as “a place you want to call home”.
5. Multiple transportation options including safe and efficient circulation for pedestrians, bicyclists, trucks, transit, and other motor vehicles in a well planned network of primary and secondary roadways and multi-use (pedestrian and bicycle) paths.

The West Gateway Overlay Zone adheres to these principles by implementing current design standards, requiring enhanced setbacks, requiring landscaping and screening, and by limiting the range of uses that could be placed within the overlay area. The distinction is that the overlay zone applies to the most critical area of the gateway, the area adjacent to the roadway.

The West Gateway is currently home to a number of public uses such as the landfill, transfer station, sewage lagoons, solar farm, highway maintenance yard, and detention center.

The properties considered for rezone from Gateway to Public include publicly owned properties that are either owned by the City or the State of Utah, namely properties adjacent to the sewage lagoons as well as the new transfer station. The other privately held lands are proposed for rezone to either Industrial or Commercial Services depending upon their location and historic zoning. With the application of enhanced setbacks, screening and landscaping requirement, most of the range of uses identified within each zone are appropriate for the specific proposed zones.

See updated proposed code amendment for a list of prohibited uses in the Gateway.

## **GENERAL PLAN**

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendment to change from a broad zone based gateway to an overlay approach helps provide a better approach to managing land uses and designs at a level specific enough for each unique gateway. While the Plan has a Gateway land use designation, the rezoning of property from Gateway to Industrial, Commercial Services or

Public, in conjunction with the application of a Gateway Overlay zone, is consistent with the guiding principles expressed in Section 3.8 of the General Plan. These amendments and rezones are consistent with the General Plan.

**STAFF RECOMMENDATION AND SUMMARY**

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 COMMENTS**

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

**PUBLIC NOTIFICATION**

Public notices were published in the Herald Journal on August 29, 2013, posted on the City's website and the Utah Public Meeting website on August 26, 2012, and noticed in a quarter page ad on August 25, 2013.

**AGENCY AND CITY DEPARTMENT COMMENTS**

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

**RECOMMENDED FINDINGS FOR APPROVAL**

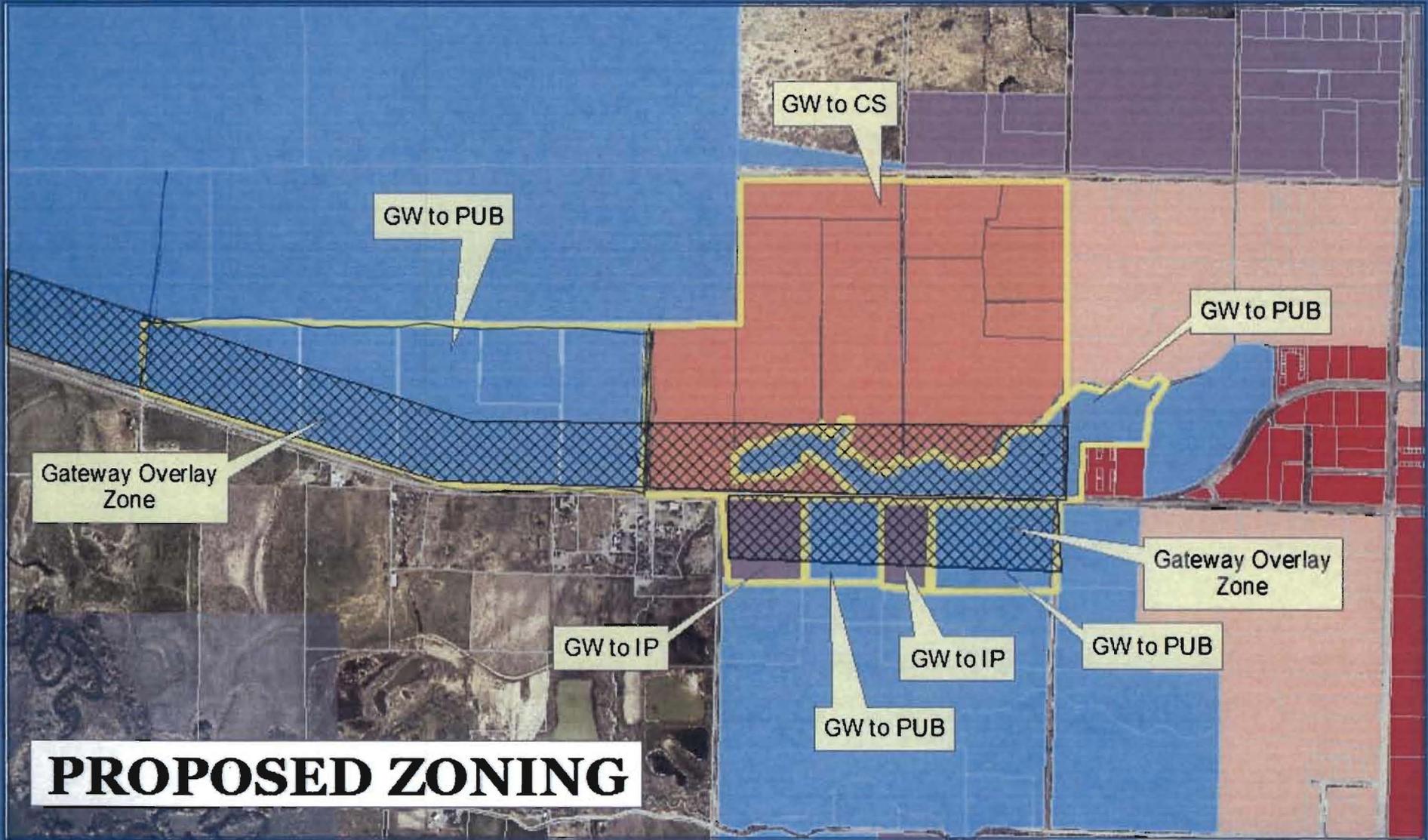
The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendment establishes a new Gateway Overlay Zone for the west gateway as identified in the Land Development Code.
4. The proposed 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 regarding the proposed hospital overlay zone.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

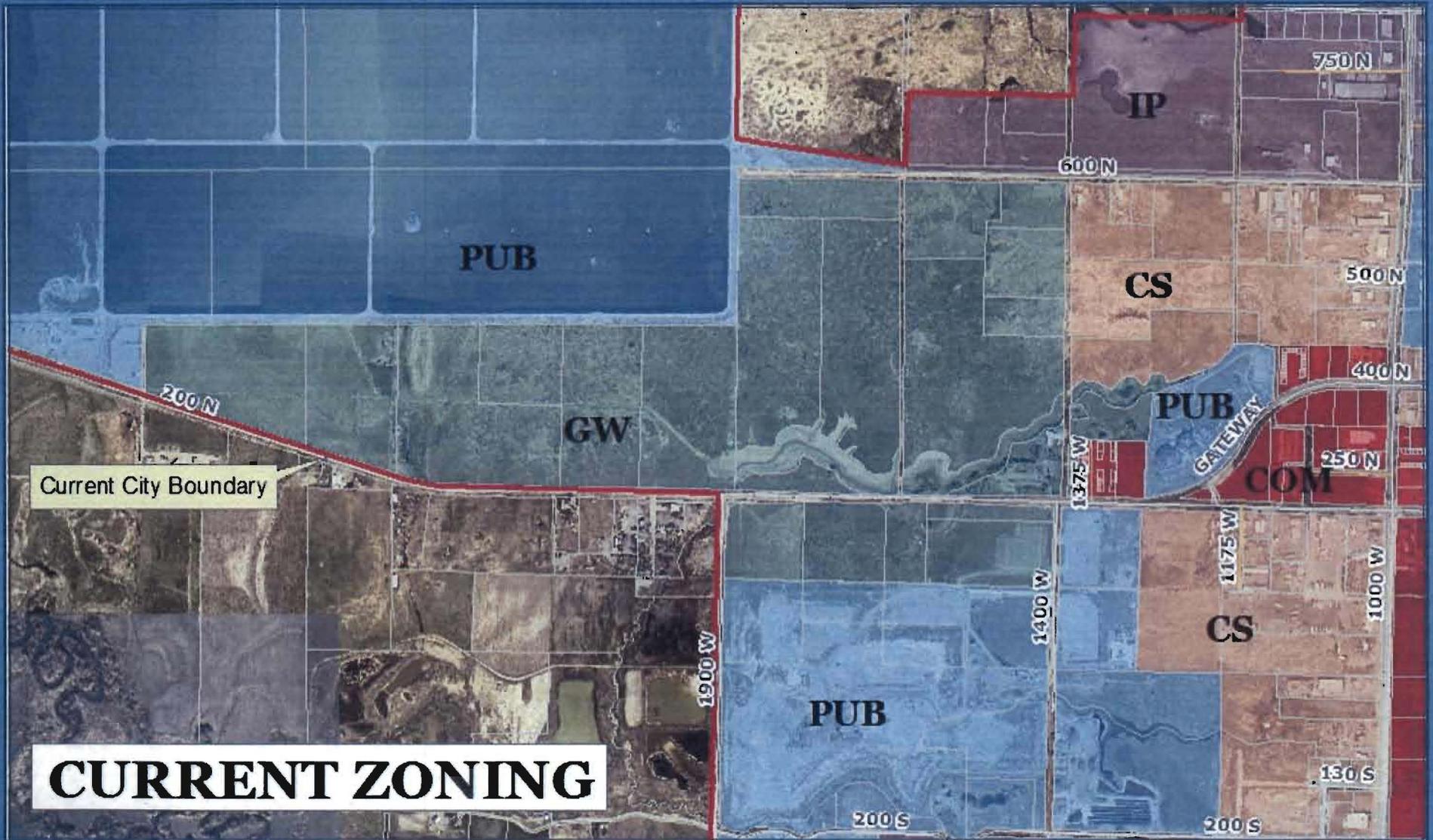
# Gateway Overlay Rezone

1400 West 200 North



# Gateway Overlay Rezone

1400 West 200 North



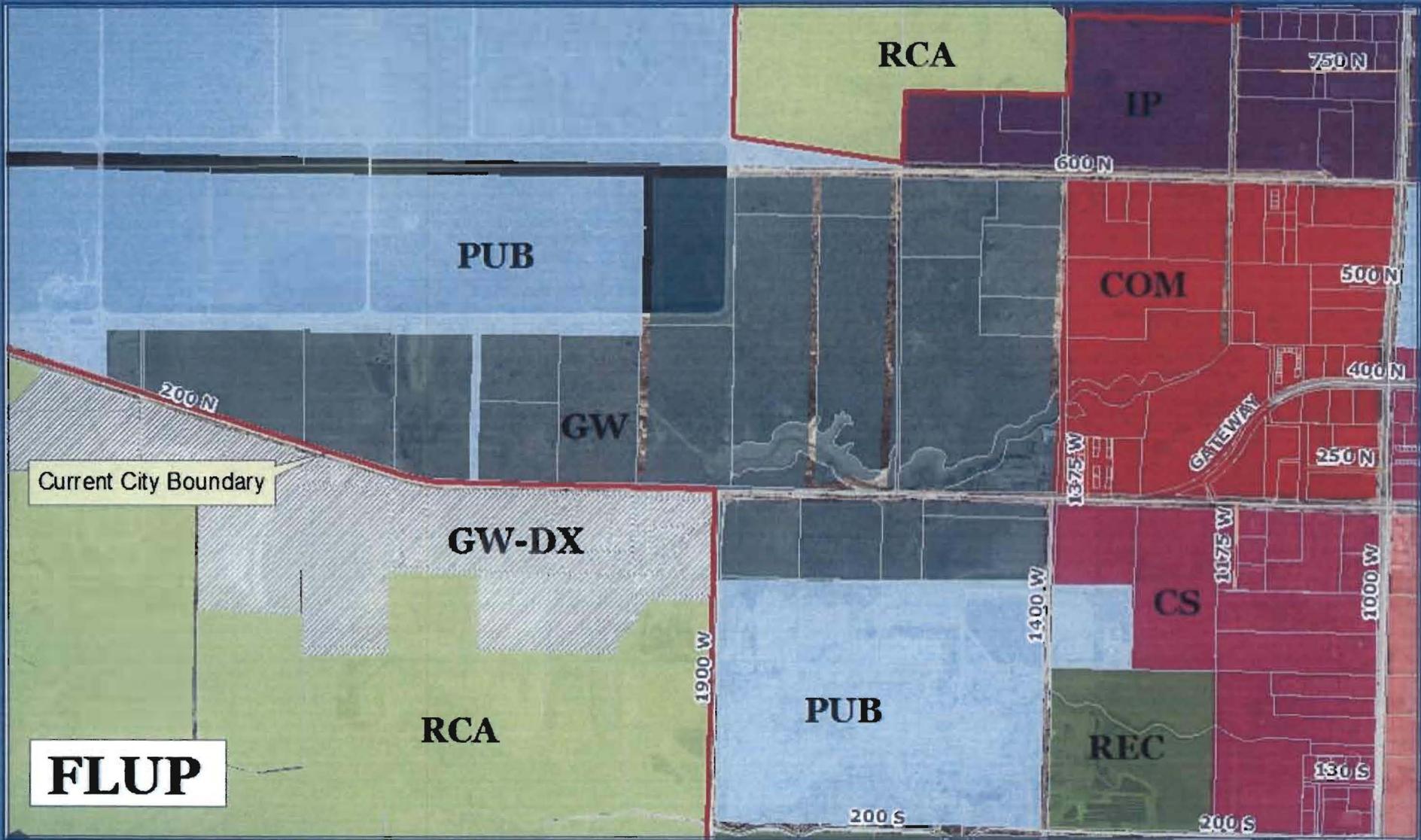
# Gateway Overlay Rezone

1400 West 200 North



# Gateway Overlay Rezone

1400 West 200 North



**Greg Merrill**  
**1289 North 1500 East**  
**Logan, UT 84341**  
**435.753.1394**  
**Merrill.greg@comcast.net**

September 3, 2013

Logan City Planning Commission  
Department of Community Development  
Atten: Michael A. DeSimone, Director  
290 North 100 West  
Logan, UT 84321

RE: PC 13-049 LDC Amendment-Gateway Zone

Dear Mr. DeSimone and Planning Commissioners:

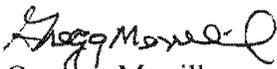
I will out of town on September 12, 2013 during your scheduled public hearing on the above noted amendment to the Gateway Zone. I own 10 acres on 200 North and 1900 West, property where the zoning is proposed to be changed from GW (Gateway) to IP (Industrial Park). I wholeheartedly support this proposed zone change.

As mentioned in your Planning Meeting last month, the property, though used for farming purposes, had been zoned for industrial purposes for the 30+ years that I have owned it. It was my purpose to sell said property when I came close to retirement and hold the property as an annuity. I was surprised when in 2012 the property was rezoned to Gateway. This rezoning took place on my property without giving me any notification (letter, email, phone call etc.) that the rezone was taking place. The property is surrounded by a "junk yard" to the west (in the county), the land-fill to the south, a pond-wet land type of terrain to the east and Highway 30 and water-way system to the north. A gateway zone significantly restricted the use of the property and decreased its value.

The proposed zone change would facilitate a proposed project (PC 130033 SA Ferrous Industries) on this piece of property that would be in harmony with the area while at the same time meeting the design review of the City. Thus, I would support and encourage the Logan Planning Commission to vote in favor of the proposed LDC amended gateway zone.

If there are questions or would like to discuss this matter further, feel free to contact me. Thanking you in advance, I am

Sincerely,

  
Gregory Merrill



COMMUNITY DEVELOPMENT

290 NORTH 100 WEST, LOGAN UTAH 84321  
PHONE (435) 716-9021 FAX (435) 716-9001  
www.loganutah.org

**IMPORTANT NOTICE**  
**A PUBLIC HEARING REGARDING A PROJECT  
NEAR PROPERTY YOU OWN**

Project Number: PC 13-049  
Type of Permit: Code Amendment  
Project Name: LDC Amendment – Gateway Zone  
Person Submitting the Application: Logan City

The Logan City Planning Commission has received an application requesting to amend the Land Development Code to rezone 21 parcels involving multiple ownerships west of 1400 West along 200 North.

In order to make a recommendation on this project, the Planning Commission has scheduled a public hearing on **Thursday, September 12, 2013 at 5:30 p.m. in the Logan City Municipal Council Chambers at 290 North 100 West.** The purpose of the public hearing is to provide an opportunity for interested people to comment on the proposal before action is taken.

A **projected** City Council **workshop** date is scheduled for **Tuesday, October 1, 2013 at 5:30 p.m.** in the Municipal Council Chambers. The projected City Council **hearing** date is **Tuesday, October 15, 2013 at 5:30 p.m.** in the Municipal Council Chambers.

The Planning Commission invites your attendance at the public hearing in order to offer your comments and/or suggestions. If you are interested in the project but are unable to attend the hearing, you are welcome to send your comments to the Planning Commission at the address listed above or email at [planning.commission@loganutah.org](mailto:planning.commission@loganutah.org). Comments received prior to the meeting will be copied and distributed to the decision-makers.

If you have questions or need additional information please contact the Department of Community Development Planning Division at 435-716-9021. **This will be your only mailed notice.**

Thank you for your interest in planning matters.

Sincerely,

Michael A. DeSimone, AICP  
Director of Community Development

mailed 8/26/13

MD/dz

**LEGAL NOTICE**  
**Logan Planning Commission**  
**September 12, 2013**

The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. All comments must be submitted to Community Development to be included in the public record before 5:00 p.m. on September 11, 2013. Contact 716-9021 or [www.loganutah.org](http://www.loganutah.org) for further info.

**Public Hearing:**

**PC 13-047 Jiffy Lube Remodel** Design Review & Conditional Use Permit. Griffin Fast Lube LLC/Garr & Associates LLC, authorized owner/agent, request a permit to expand the nonconforming use for vehicle repair and a 1,020 SF addition to the existing facility at 30 East 1400 North in the Commercial (COM) zone; TIN 05-014-0043.

**PC 13-048 Aggie Flats Clubhouse** Design Review Permit. Ryan Berry/Nelson Bros. University Housing, authorized agent/owner, request a 1,600 SF addition to an existing building in a student housing complex for a gathering space and amenities for the student residents at 729 East 900 North in the Campus Residential (CR) zone; 05-032-0007.

**PC 13-049 LDC Amendment – Gateway Zone 17.28** 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).

**PC 13-051 Cache Valley Dog Ranch** Conditional Use Permit. Paul Mueller III/Sherwood Hirschi & Linzac LLC, authorized agent/owner, request a permit for a kennel/pet hotel at 1148 West 600 North in the Commercial Services (CS) zone; TIN 05-090-0004-0005.

**PC 13-052 Grease Monkey Lube Center** Design Review Permit. Val Sorenson/Keith Merrill, authorized agent/owner, request to construct a lube center on lot #3 of the Logan Gateway Subdivision at 1175 South 100 West in the Commercial (COM) zone; TIN 02-218-0003.

**Publication Date:** Thursday, August 29, 2013



# AMENDMENTS & ZONE CHANGE

## PUBLIC HEARING PLANNING COMMISSION

THURSDAY  
September 12, 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 13-049 LDC Amendment – Gateway Zone 17.28** 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).

The Municipal Council is tentatively scheduled to hold a workshop on these items on **Tuesday, October 1, 2013**, and a public hearing on **Tuesday, October 15, 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](http://www.loganutah.org)

published in H.J. Sun Aug. 25



---

## PLANNING COMMISSION MINUTES

### Meeting of September 26, 2013

---

City Hall Council Chambers • 290 North 100 West Logan, UT 84321 • [www.loganutah.org](http://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:

**Greg Merrill**  
**1289 North 1500 East**  
**Logan, UT 84341**  
**435.753.1394**  
**Merrill.greg@comcast.net**

October 30, 2013

Logan City Council  
Department of Community Development  
Atten: Michael A. DeSimone, Director  
290 North 100 West  
Logan, UT 84321

RE: PC 13-049 LDC Amendment-Gateway Zone

Dear Logan City Council members and Mr. DeSimone:

This letter is my endorsement of the proposed West Gateway Overlay Zone as referenced above. I own 10 acres on 200 North and 1900 West, property where the zoning is proposed to be changed from GW (Gateway) to IP (Industrial Park). I wholeheartedly support this proposed zone change.

As mentioned in Logan Planning Meeting last month, the property, though used for farming purposes, had been zoned for industrial purposes for the 30+ years that I have owned it. It was my purpose to sell said property when I came close to retirement and thus held the property as an annuity. I was surprised when in 2012 the property was rezoned to Gateway. This rezoning took place on my property without giving me any notification (letter, email, phone call etc.) that the rezone was taking place. A gateway zone significantly restricted the use of the property and decreased its value significantly. The Gateway Overlay Zone would be more compatible with the area as well as restore my piece of property in part to its historical proposed usage.

The proposed West Gateway Overlay Zone change would also facilitate a proposed project on this piece of property that would be in harmony with the area while at the same time meeting the design review of the City. Thus, I would support and encourage the Logan City Council to vote in favor of the proposed LDC amended West Gateway zone.

If there are questions or would like to discuss this matter further, feel free to contact me or I will be in attendance at your November 5<sup>th</sup> public hearing. Thanking you in advance, I am

Sincerely,

Gregory Merrill