

**CITY OF LOGAN, UTAH
ORDINANCE NO. 13-90**

AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY

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, the Council finds that the current neighborhood residential zoning system is inconsistent with many developed areas of the City, especially as it relates to infill development and neighborhood compatibility; and

WHEREAS, the Council adopted Ordinance No. 13-70 amending the Land Development Code thereby creating a new residential zoning system;

WHEREAS, the Council further finds that the amendments to the Zoning Map of Logan City under this Ordinance will effectuate the changes contemplated under Ordinance No. 13-70.

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 "Zoning Map of Logan City, Utah" are hereby amended and as attached hereto as Exhibit Exhibit A, respectively:

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



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 19, 2013
FROM: Mike DeSimone
SUBJECT: Zoning Map Amendment

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Zoning Map Amendment
<i>Project Address:</i>	City wide
<i>Request:</i>	Zoning Map Amendment
<i>Recommendation of Planning Commission:</i>	Approval

On October 24, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a request to amend the Logan City Zoning Map.

Planning Commissioners, vote (6,0):

Recommend approval: Dave Adams, Amanda Davis, Angela Foncesbeck, Russ Price, Garrett Smith, and Steve Stokes.

Recommend denial: None.

Attachments:

Staff Report
Ordinance 13-090
PC Meeting Minutes



Project #13-065 Zoning Map Amendment

REPORT SUMMARY...

<i>Project Name:</i>	Zoning Map Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Map Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	October 24, 2013
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following Zoning Map Amendment:

REQUEST

This proposal has two components.

First, the proposal is to amend the Logan City Zoning Map to replace the Neighborhood Residential scheme (Core, Inner Core, Eastside, Westside, Center Street) with the new residential categories of NR-2, NR-4, & NR-6. Only the Traditional Neighborhood (NR-6) is actually being applied at this time as it replaces the current categories. This action also adds the MR-9 and the MR-30 districts but does not actually apply them anywhere on the map at this time. The existing MR-12 and MR-20 have been renamed but none of those boundaries have changed nor has any density or zoning changed. The action also eliminates the Rural Reserve district. This mapping amendment follows the text amendment already reviewed and approved by the City where these changes were made.

It is important to note that the map amendment discussed above only changes names and does not rezone any specific parcels at this time.

Second, this map amendment recognizes the adjustments made between Logan City and North Logan along Main Street and zones all of the parcels coming in from North Logan to Logan as Commercial (see attached Ordinance 13-37 & Resolution 13-12). This zoning is consistent with the pattern of zoning around these parcels.

DISCUSSION

The proposed map amendment is following the text changes made earlier by both the PC and the Council, and is making the mapping changes approved for the Logan/North Logan boundary realignment. The only substantive mapping change is the renaming of the Neighborhood Residential zones to NR-6) and the zoning of the "new" Logan parcels as Commercial. There are no other mapping changes at this time.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These mapping amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

Staff finds that the proposed map amendments will clarify the implementation of the Land Development Code and follows text changes and boundary adjustment already approved by the City Council. 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 October 10, 2013, posted on the City's website and the Utah Public Meeting website on October 15, 2013, and noticed in a quarter page ad on October 6, 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 Map Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Map Amendment establishes the new zoning districts on the map that have already been adopted by the City Council under Ordinance 13-70. Only names have been changed and no actual property rezoning is occurring with this action.
4. The proposed Map Amendment zones new parcels coming into Logan from North Logan as Commercial and as authorized by the City Council under Resolution No. 13-12 and Ordinance 13.37.
4. This action is consistent with the overall goals and objectives of the Logan General Plan as it seeks to protect the public health, safety and welfare.
5. No public comment has been received regarding this action.

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.