

**CITY OF LOGAN, UTAH
ORDINANCE NO. 22-21**

**AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF
LOGAN CITY, UTAH**

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

SECTION 1: That certain map or maps entitled "Official Zoning Map of Logan City, Utah" is hereby amended and the following properties in the Woodruff Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Commercial (COM) to Mixed Residential High (MR-30)

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2022.

AYES:

NAYS:

ABSENT:

Jeannie F. Simmonds, 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 _____, 2022.

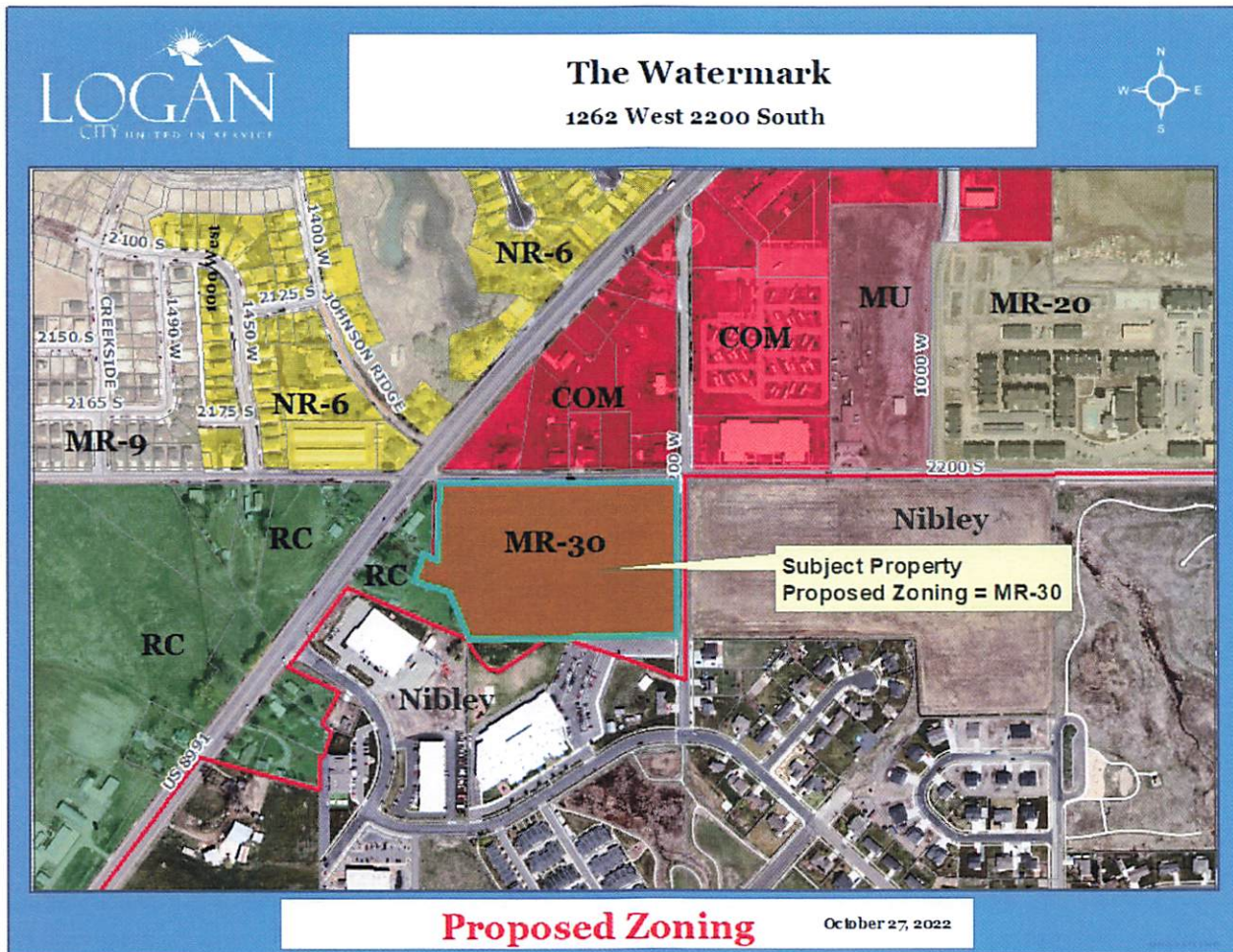
Jeannie F. Simmonds, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2022.

Holly H. Daines, Mayor

EXHIBIT A





MEMORANDUM TO MUNICIPAL COUNCIL

DATE: November 7, 2022
FROM: Russ Holley, Senior Planner
SUBJECT: **Ordinance #22-21 The Watermark Rezone**

Summary of Planning Commission Proceedings

Project Name: The Watermark Rezone
Request: Zoning Map Amendment to MR-30
Project Address: 1262 West 2200 South
Recommendation of the Planning Commission: **Denial**

On October 27, 2022 the Planning Commission recommended that the Municipal Council **deny** the rezone.

Planning Commissioners vote (6-0):

Motion: Doute
Second: Peterson

Vote to recommend denial to City Council:

Yea: Lucero, Lewis, Petersen, Croshaw, Dautre, Guth

Nay: None

Abstain: None

Attachments:

Ordinance #22-21
Staff Report & Project Slides
Planning Commission Meeting Minutes

**Project #22-058
The Watermark
Located at approx. 1262 West 2200 South**

REPORT SUMMARY...

Project Name: The Watermark
Proponent/Owner: Joshua Low / Watermark Project LLC
Project Address: 1262 West 2200 South
Request: Rezone from COM to MR-30, Design Review Permit
Current Zoning: Commercial (COM)
Date of Hearing: Oct. 27, 2022
Type of Action: Legislative & Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **deny** to the Municipal Council for a rezone of approximately 11.13 acres of property located at approximately 1262 West 2200 South (TIN# 03-007-0010; -0011; -0023) from Commercial (COM) to Mixed Residential High (MR-30) The Design Review Permit is contingent on the outcome of the rezone.

Land use adjoining the subject property

<i>North:</i>	COM: Residential Uses	<i>East:</i>	Outside Logan City Boundary
<i>South:</i>	Outside Logan City Boundary	<i>West:</i>	RC: Residential Uses

PROJECT

The proponent is requesting to rezone approximately 11.13-acres (three parcels) from COM to MR-30 along the south side of 2200 South near the intersection of Highway 89/91. The proponent is also requesting a Design Review Permit for 232 multi-family dwelling units, surface parking lots, landscaping and associated site improvements. This area, along with approximately 300 acres, was annexed into Logan City in October 2007 as part of the South Highway Annexation. The land is currently being used for agricultural and a single-family use with the existing home being built in 1955. Two small ponds are located on the property.



Figure 1 shows the subject 11.13-acre property

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone is typically located along major collector and arterial streets with large capacity utilities. Standard building heights are limited to 40' and 60% lot coverage maximums. Residential uses are allowed at 30 units per acre if positioned in upper floors of a vertical mixed-use building with commercial uses located on the ground floor. Parking requirements are based on each project component and 20% of project sites are required to be improved with open space and landscaping.

The MR-30 zone (proposed zoning designation) allows for high density residential uses at 30 dwelling units per acre. Development patterns are urban or suburban by character with maximum heights allowed to be 55' feet tall and front setbacks listed at 10 feet. MR-30 projects are typically stacked multi-level apartment buildings with parking lots, site amenities and landscaping.

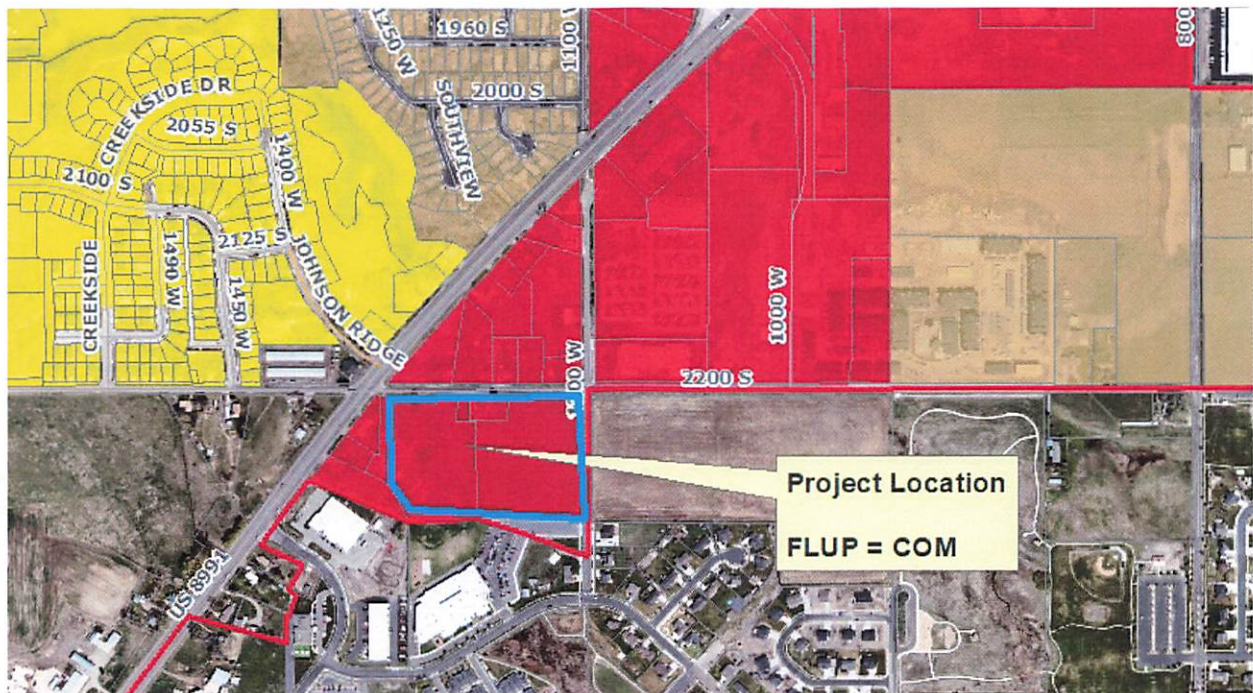


Figure 2 shows the Future Land Use Plan

The South Gateway Corridor Overlay Zone impacts a portion of this property. A 300' foot buffer from the centerline of the Highway along both sides from 3200 South to the Railroad Crossing (~1700 South) makes up the South Gateway Overlay boundary. Lands within the overlay boundary have additional setbacks, use restrictions, and design layouts with the goal of creating a more aesthetically pleasing entryway into Logan City from Sardine Canyon and points south of Cache Valley.

Design Review Permit

Design Review Permits are required for new multi-family developments in the city. The proposal includes 28 townhomes and 204 multi-family condominium units for total of 232 dwelling units. The site contains a larger wetland area, that has been delineated, near the northwest corner, with the proposed development leaving it undisturbed and working around the wetland area. The three and four-story buildings are clad with brick, stucco and composite lap-siding with a unique roofline design that unifies the overall project theme.



Figure 3 shows the overall development proposal from the north.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-30 zone are as follows (as measured from property lines):

Front:	10'
Corner:	10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site, at closest points):

Exterior buildings and parking areas measured to perimeter property lines

Front:	10+'
Corner:	10+'
Side:	8+'
Rear:	10+'
Parking (front):	70'+
Parking (side):	10'+

As proposed, the project meets the setbacks in the MR-30 zoning district.

Lot Coverage & Building Frontage

The LDC 17.7.100 establishes a maximum lot-coverage of 60% (building(s) footprint in relation to overall lot size) and a minimum building frontage of 60% (percentage of building width to overall lot width at front setback) in the MR-30 zone. The proposed ~95,000 SF building(s) on

the 11.13-acre (484,822 SF) equals a lot coverage of approximately 20%. If the “non-buildable” wetland area is not factored, the building frontage along 2200 South and 1200 West is shown above the minimum 60%. As submitted, and considering the wetland area, the proposed lot coverage complies with the maximum allowance in the LDC.

Building Orientation & Design

The LDC 17.09.040 states that buildings should be oriented towards the adjacent street or common courtyard with front facades and front doors for visual and walkability reasons. In certain cases, for practicality reasons or unique site constraints, buildings can orient away from the street, but façade considerations (four-sided architecture) and walkability should create inviting architecture and maintain direct walkability. The proposed townhomes all orient to the adjacent streets. The multi-family condominium buildings orient to either the southern perimeter (no streets present) or internally to the common areas and site amenities. Building “B” is the only multi-family building adjacent to a street (1200 West).

The LDC 17.09.040 requires multi-family buildings to have minimum variations, interesting façade design, a mix of materials and articulation for aesthetically pleasing projects. The MR-30 zones are required to have minimum street-facing façade design variations from adjacent buildings to enhance neighborhood character and create visual interest (limit “cookie-cutter” homes). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation, and porch design. The townhome buildings show four variations from half of the adjacent buildings/units, but some adjacent townhomes are designed identically. As conditioned with forward orienting architectural features on the west façade of building “B”, and façade variation compliance for the townhome buildings, the project meets the code requirements in the LDC.



Figure 4 shows the architectural designs

Building Heights

The LDC allows building heights in the MR-30 zone at 55 feet. The proposed three and four-story buildings are shown at or below the 55-foot maximum height. Some of the four-story buildings have a roof peak at 57 feet, but building height is measured to the mid-point of the gable on a pitched roofline and thus complies. As proposed, building height complies with the LDC standards.

Parking Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit for multi-family structures in the MR-30 zone. The LDC also requires bike racks for residential uses. The proposed plan shows a double-car garage within each townhome and surface parking for the multi-family buildings. The 28 townhomes buildings each contain two parking stalls in the attached garage. The surface parking lots contain 374 parking stalls. The 204 multi-family units require 408 parking stalls as per the LDC. The proposed project is 34 parking stalls short of the LDC requirements (~8%). The applicant has submitted an alternative parking plan for review and approval as per LDC Alternative Parking Plan. The submitted alternative plan does not include all the documents and studies required in 17.31. As conditioned with parking compliance, the project complies with the Logan City parking code requirements.



Pedestrian Circulation

LDC 17.30.160 requires that developments provide safe, reasonably direct, and convenient pedestrian access between each building and sidewalks along adjacent streets. The proposed project provides reasonable direct and extensive pedestrian circulation for the townhomes and multi-family buildings to and from adjacent streets. As submitted, the project meets the requirements of the LDC.

Open Space

The LDC 17.07.110 requires 20% open space and an additional 10% useable outdoor space in the MR-30 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The open space percentage is based on the net acreage after street dedication because all open space must be privately owned and maintained. The project shows conceptual open space and amenities. All usable amenities and open space will be counted towards the requirement. Storm water retention ponds that are entirely composed of cobble/gravel rocks are not considered useable open space as it would be unreasonable to see a child playing on

cobble surface such as that. As conditioned with final landscaping plans and minimum open space, the project meets the requirements of the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per net acre of land for multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. As conditioned with minimum landscaping requirements, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

STAFF SUMMARY

The property is identified on the FLUP as COM and considering its proximity to the highway, commercial land use could be considered a viable long-term solution. The South Highway Overlay anticipated this area to be developed in a commercial manner with larger setbacks and in a nodal manner associated with the new 1000 West traffic light. The FLUP has already identified numerous acres in this area as MR and is in the process of being developed into multi-family and townhome developments. This area was not planned for MR in the FLUP. Being along the highway and positioned on the south side of the city, a regional commercial use would be ideal for this site, whereas living near a high-speed highway is not ideal (noise, pollution, and safety). The rezone request is not consistent with the FLUP and has not been anticipated by both the surrounding Logan and Nibley neighborhoods. The idea of smaller, more affordable dwelling units is a noble idea; however, this is the wrong location. Higher density and affordable units should be placed Downtown and in other high-density areas identified on the FLUP where infrastructure and services are in close proximity and considered more walkable and less car dependent. Staff recommends denial on the rezone.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received for the rezone.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of the deadline there were approximately 85 written comments in opposition to the proposal. The comments are attached for review.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/10/22, posted on the City's website and the Utah Public Meeting website on 10/17/22, and mailed to property owners within 300 feet on 10/10/22 and a quarter page ad published in the Herald Journal 10/13/22.

RECOMMENDED FINDINGS FOR DENIAL (REZONE)

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

1. The Logan City FLUP identifies the area as COM.

2. This area is positioned along Highway 89/91 with commercial uses to the north and the neighboring properties are not anticipating MR-30 land uses.
3. Design incompatibles may be an issue with surrounding properties because they are not anticipating MR-30 land uses.
4. MR-30 and other higher density developments should be planned and located near services and transit for better walkability and less car dependence.

RECOMMENDED CONDITIONS OF APPROVAL FOR DESIGN REVIEW (BASED ON REZONE APPROVAL)

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. The townhome units shall comply with façade variation standards in the LDC 17.09.040.
3. Building "B" west façade shall have an entryway and architectural features that look like a front façade.
4. The project shall provide at least 464 parking stalls and bike racks. The submitted alternative parking plan will need to include all required documents as per LDC 17.31 prior to consideration and approval.
5. This design review permit authorizes 232 dwelling units (28 townhomes and 204 multi-family units).
6. Building frontage percentage accounts for the non-buildable wetland area.
7. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall total a minimum of 20% of the net acreage of the project.
 - b) 20 trees and 50 shrubs/perennials shall be provided per acre of project site per block.
 - c) Street trees shall be provided at every 30 feet on center along all public streets. Street intersections shall have no trees planted within the 40-foot sight distance triangle.
 - d) Parking lots adjacent to the street shall have buffering landscaping design to screen views from the street.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view or designed in a manner that make them no longer appear like a storm water facility.
14. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Fire—contact 716-9515*
 - Current site plan has inadequate fire apparatus access and aerial apparatus access. A fire flow analysis is required to determine available fire flow. Fire hydrants, fire sprinklers, fire alarms, and standpipes will be required.

b. Engineering —contact 716-9160

- The proposed reduction in parking spaces is a significant concern as reduced spaces requires tenants to find creative ways to park, which has resulted in parking issues at similar developments in the City. Considering the distance the development is from the downtown core and the university, the City Engineer recommends that the standard City parking requirements be required.
- The quality of the plans submitted are not sufficient to allow reading of all print and to understand all details. Illegible items shall not be considered as approved.
- The property owner will be required to dedicate the required property necessary to provide a total 66' of right of way on 1200 W and on 2200 S. The property owner will also be responsible to construct the half street roadway improvements as defined by City standards on 1200 W and on 2200 S adjacent to the property. Half street improvements shall include but are not limited to, remaining asphalt pavement, curb and gutter, sidewalk, park strip, irrigation, landscaping, etc.
- The property will need to be designed to manage and convey the regional stormwater flows entering the site from the school property to the south, the canal on the east, and the flows from the development to the west that enter the site on the northeast corner. Contact Nibley City for information regarding stormwater flows from their community.
- Onsite detention/retention of storm water shall be provided in accordance with current City Storm Water design standards. This shall include the use of Low Impact Design methods for the complete onsite retention of the 90% storm event.
- The City owns a percentage of the Nibley sewer main in 2200 S. The development should not expect to generate flows greater than the percentage owned by Logan City. Developer is required to have Nibley City approve all construction plans related to connections with and improvements to the Nibley sewer system. All generation rates and calculations shall follow Nibley City sewer generation calculations.
- Logan City understands that the existing pressure sewer main does not discharge into the existing gravity sewer main on the property as reported. Rather the pressure main continues north to a discharge location near 600 S. These lines are the property of Nibley City and will require their approval of any changes.
- The nearest water line is located at 1000 W and 2200 S, 1200 W and Highway 89/91, and Johnson Ridge Lane and Highway 89/91. A looped water line connecting one of the first two lines to the Johnson Ridge Lane water line that is demonstrated to provide the minimum required fire flow for the development is required to be constructed and paid for and installed by the developer. The City may elect to upsize the water line if deemed necessary by modeling.
- The water and sewer utility service lines and meter sizes will be reviewed and approved through the construction plan review process.
- The internal fire hydrant, water line, and sewer line locations will be reviewed and approved through the construction plan review process.
- All active wells shall be abandoned unless specifically approved by the City Engineer in writing.
- Provide water shares or in-leu of fee for increased water demand to City system for proposed development per Utah Administrative Code R309-510-7.
- The piping or other improvement to an irrigation facility shall require the owner of the affected facility sign the construction plans approving of the same.
- There appears to be wetland areas within the development area. Provide an Army Corps of Engineers wetlands determination for lands within future rights of ways. The developer will be responsible for any wetland mitigation required by the Army Corps of Engineers.
- Align the 1200 W driveway with 2260 S to the east.

- The minimum full movement access spacing for driveways on 2200 S is 125 feet. The western driveway will need to be separated from the highway by at least this distance.
- A traffic impact study will be required to demonstrate the impacts of the development on the surrounding area. The TIS will be provided by the City at a cost to the developer.

c. Water—contact 716-9627

- Available fire flows, as proposed, are inadequate to meet building code requirements. A solution would be to loop the waterline and connect to a second location to the northeast.
- The waterline will need to extend across the frontage of the lot in 2200 S.
- All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections inside or outside of building. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to Utah State Amendment#608.1.1,608.1.2,608.1.2.1 for installation criteria. Properly sized drain required to serve this backflow assembly. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have a minimum DC (ASSE1015) backflow assembly on the water mains also. Separate residential and commercial water systems (services).
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
- Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, during and after construction.

d. Light and Power— contact 716-9722

- Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines. Contractor will be responsible to getting power to property.

Environmental – contact 716-9761

- Residential cans will not be provided to the townhomes. They will need to have dumpsters to accommodate for garbage
- Dumpster enclosures need to meet the following requirements: Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes. We cannot back into parking stalls which could be occupied by vehicles.
- Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of the enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

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.

PC #22-058

The Watermark

Rezone & Design Review Permit

1262 W 2200 S

The Watermark

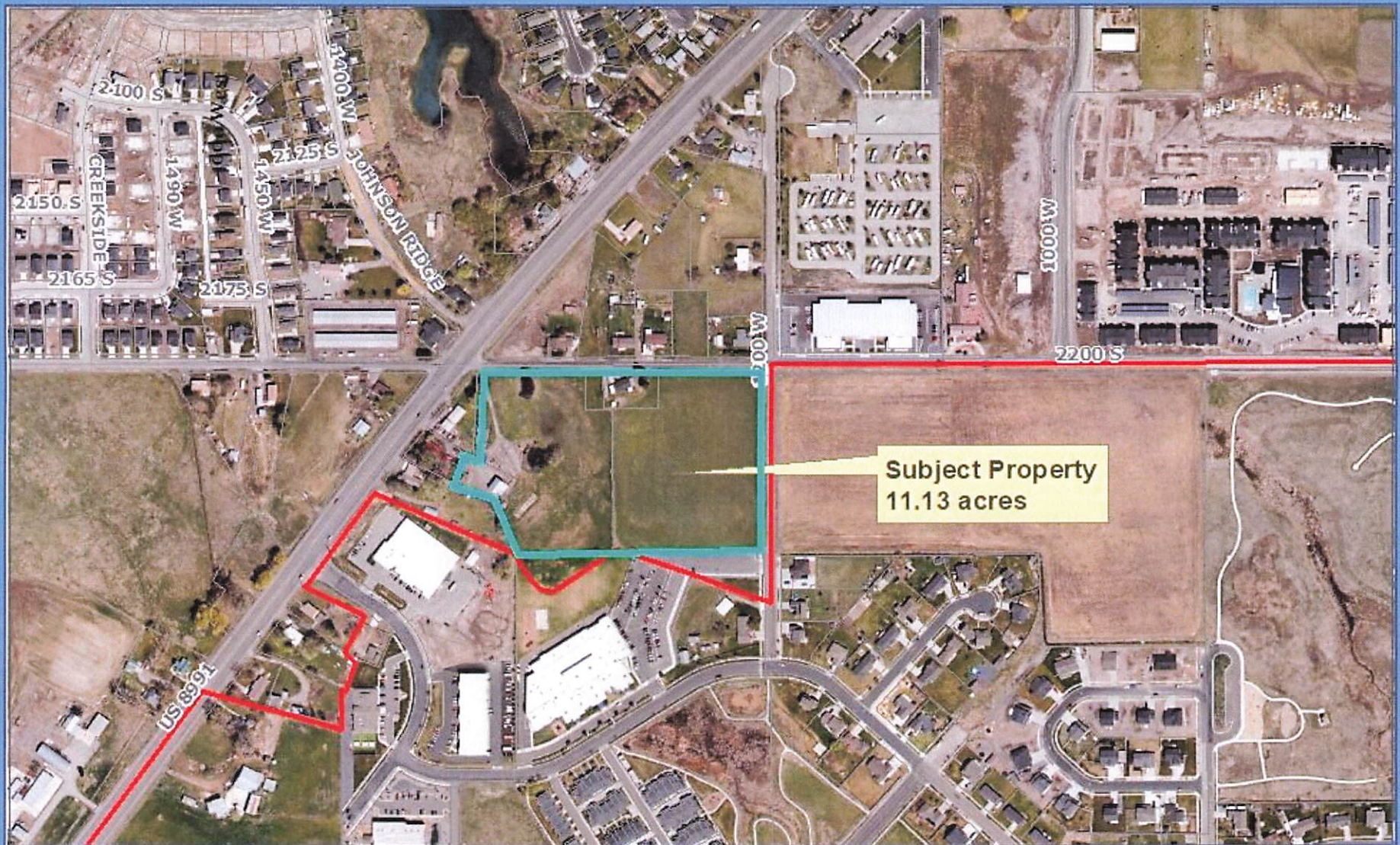
1262 West 2200 South



October 27, 2022

The Watermark

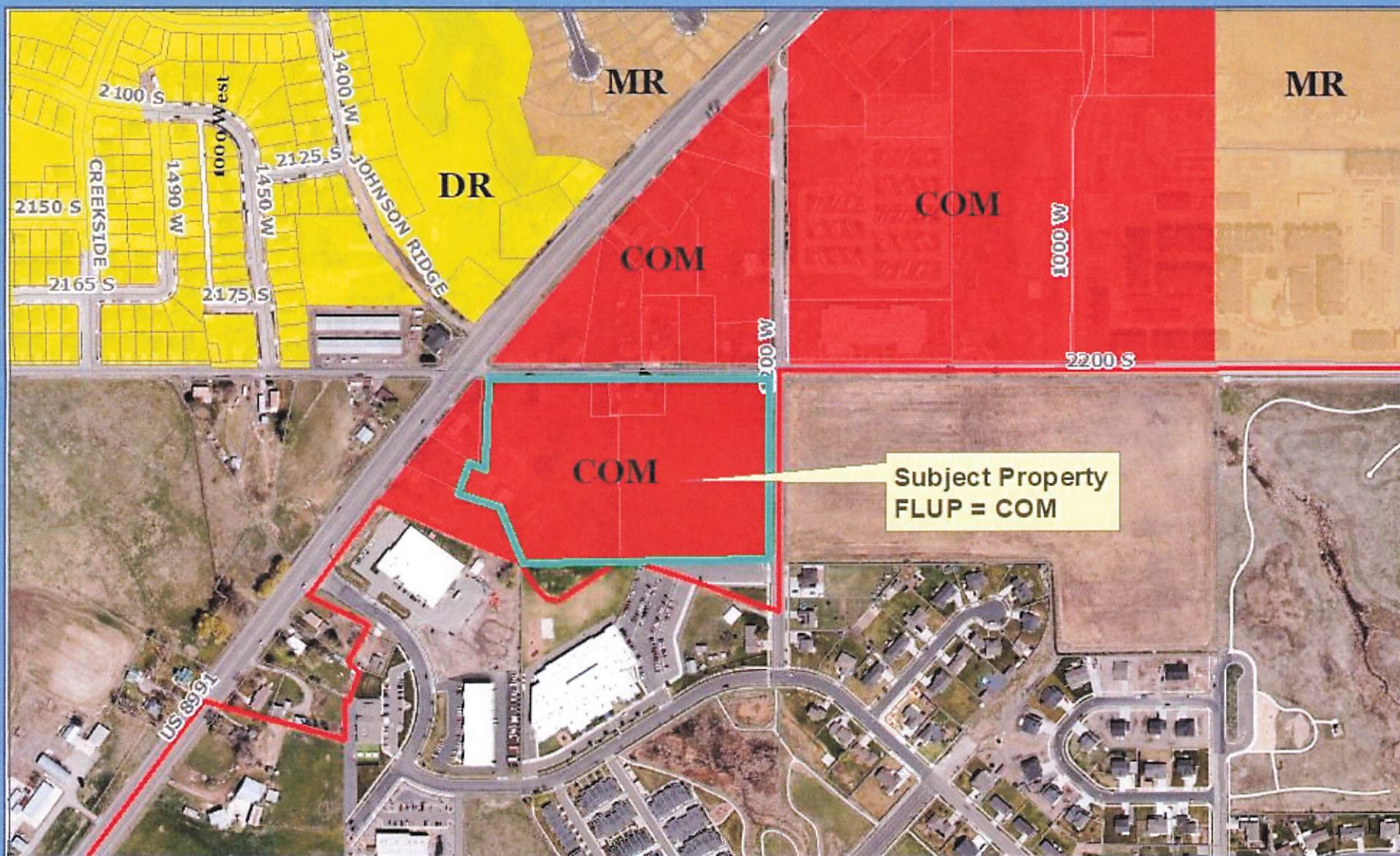
1262 West 2200 South



October 27, 2022

The Watermark

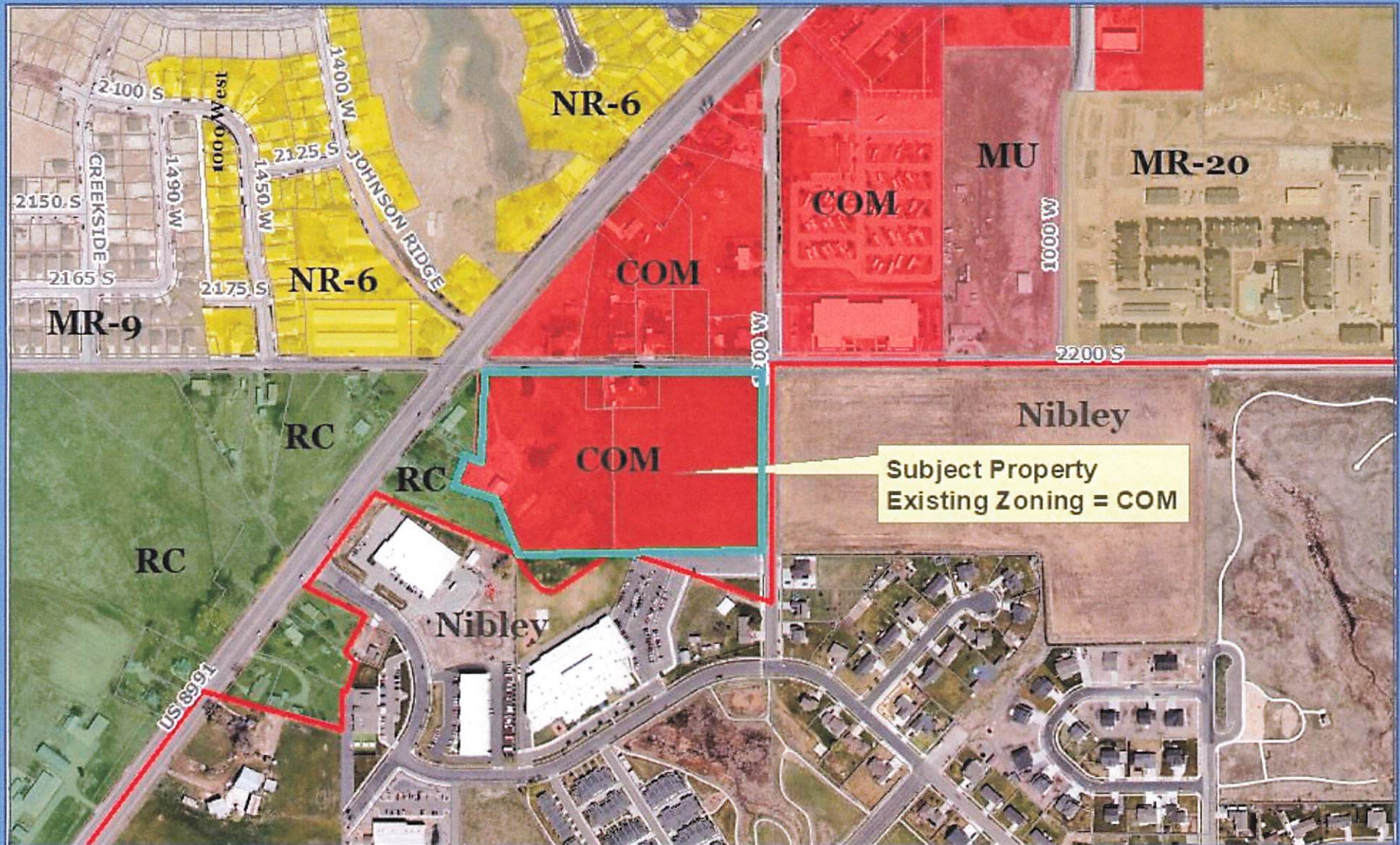
1262 West 2200 South



FLUP

October 27, 2022

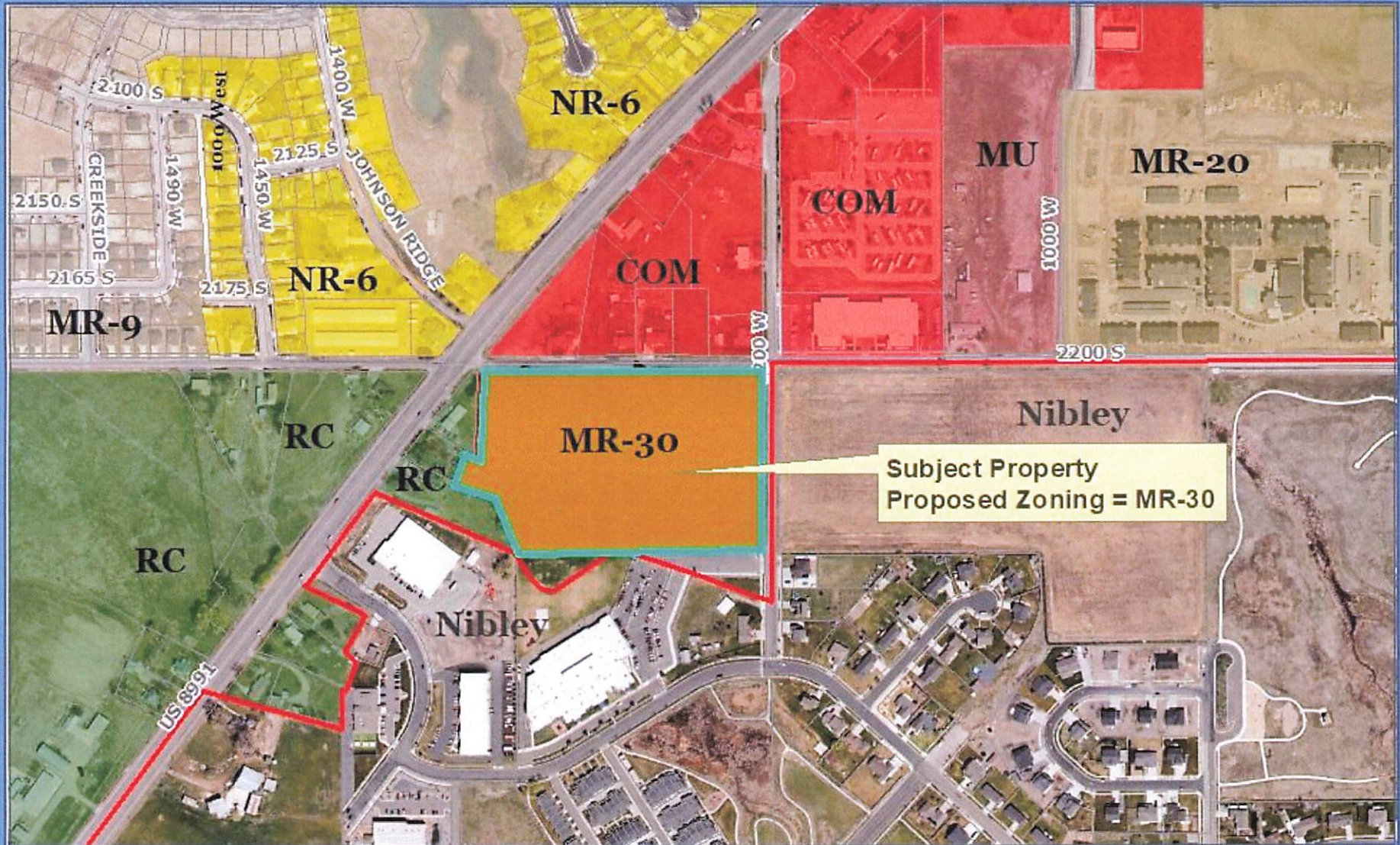
The Watermark
1262 West 2200 South



Existing Zoning

October 27, 2022

The Watermark
1262 West 2200 South



Proposed Zoning

October 27, 2022

The Watermark

1262 West 2200 South



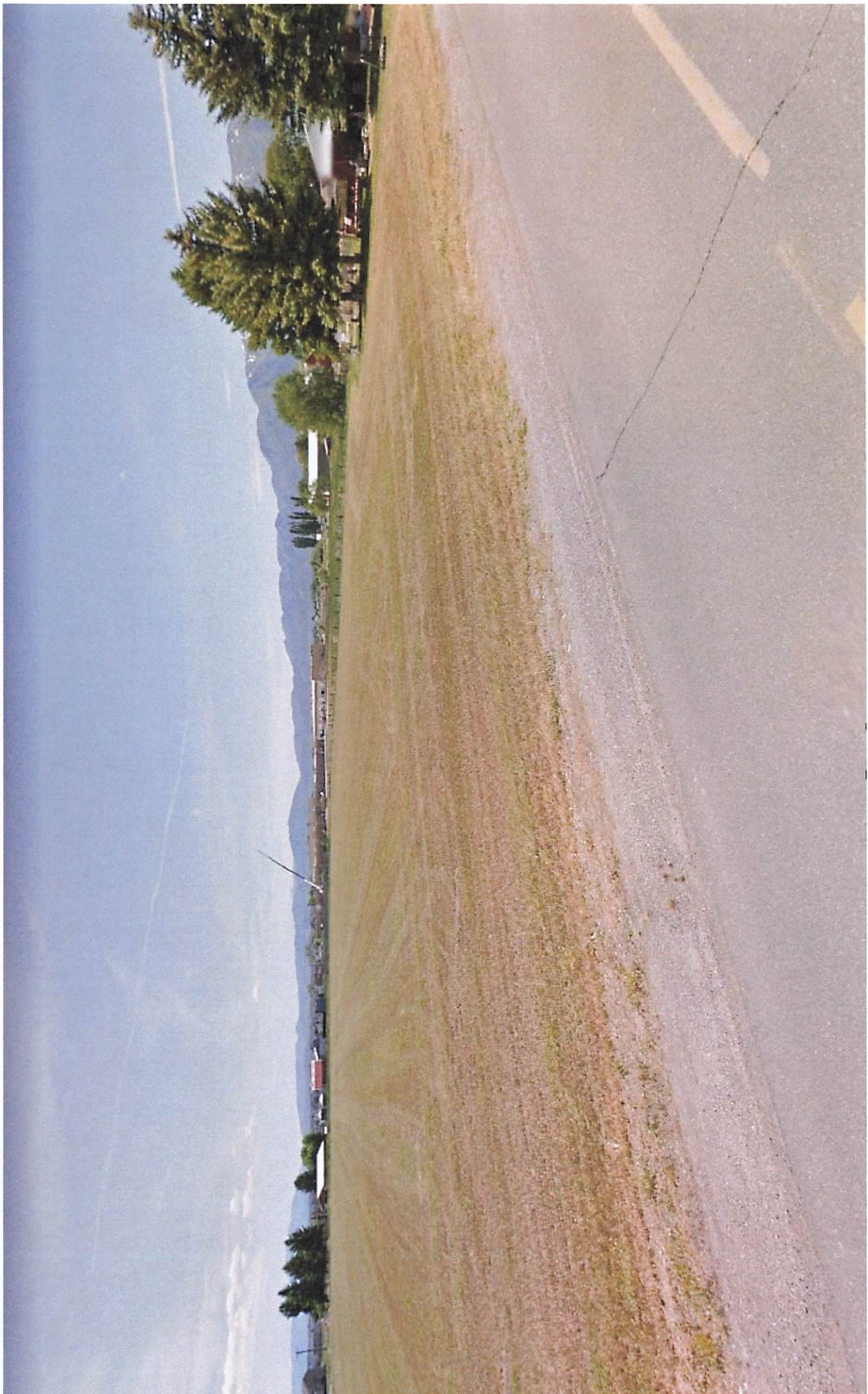
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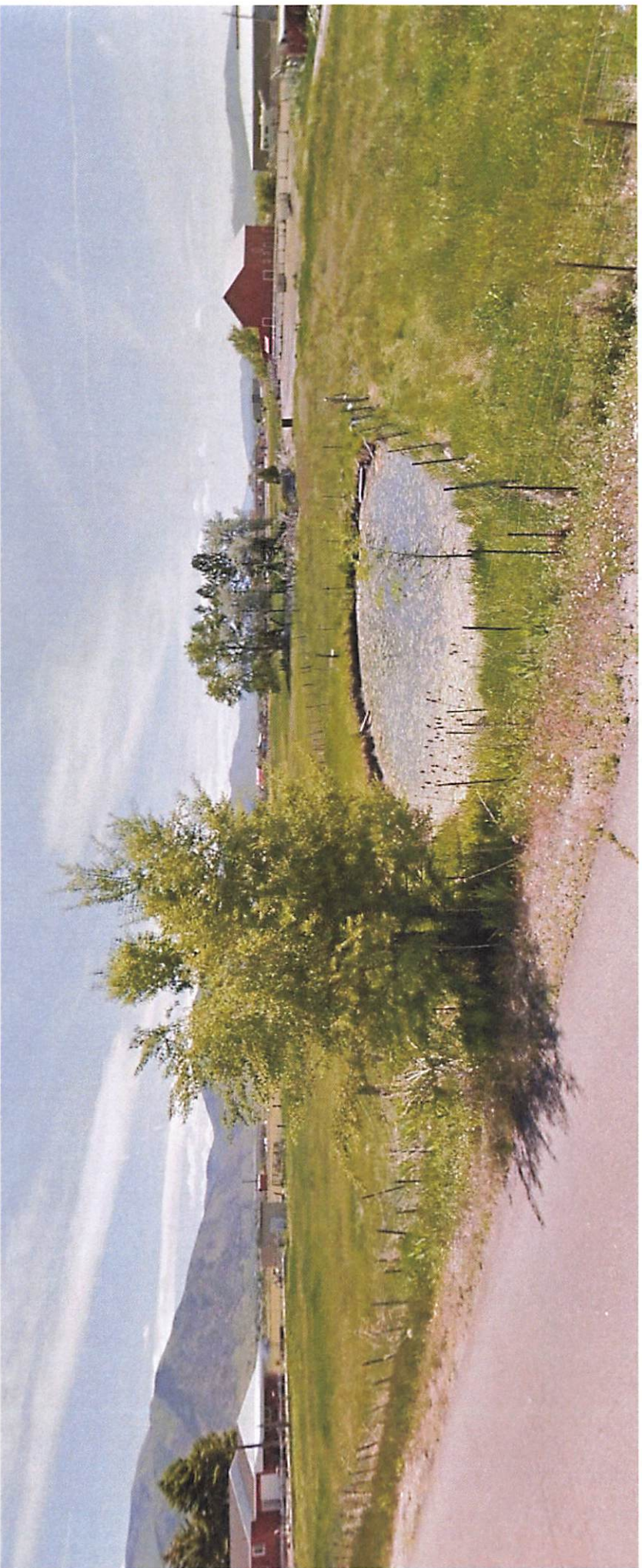
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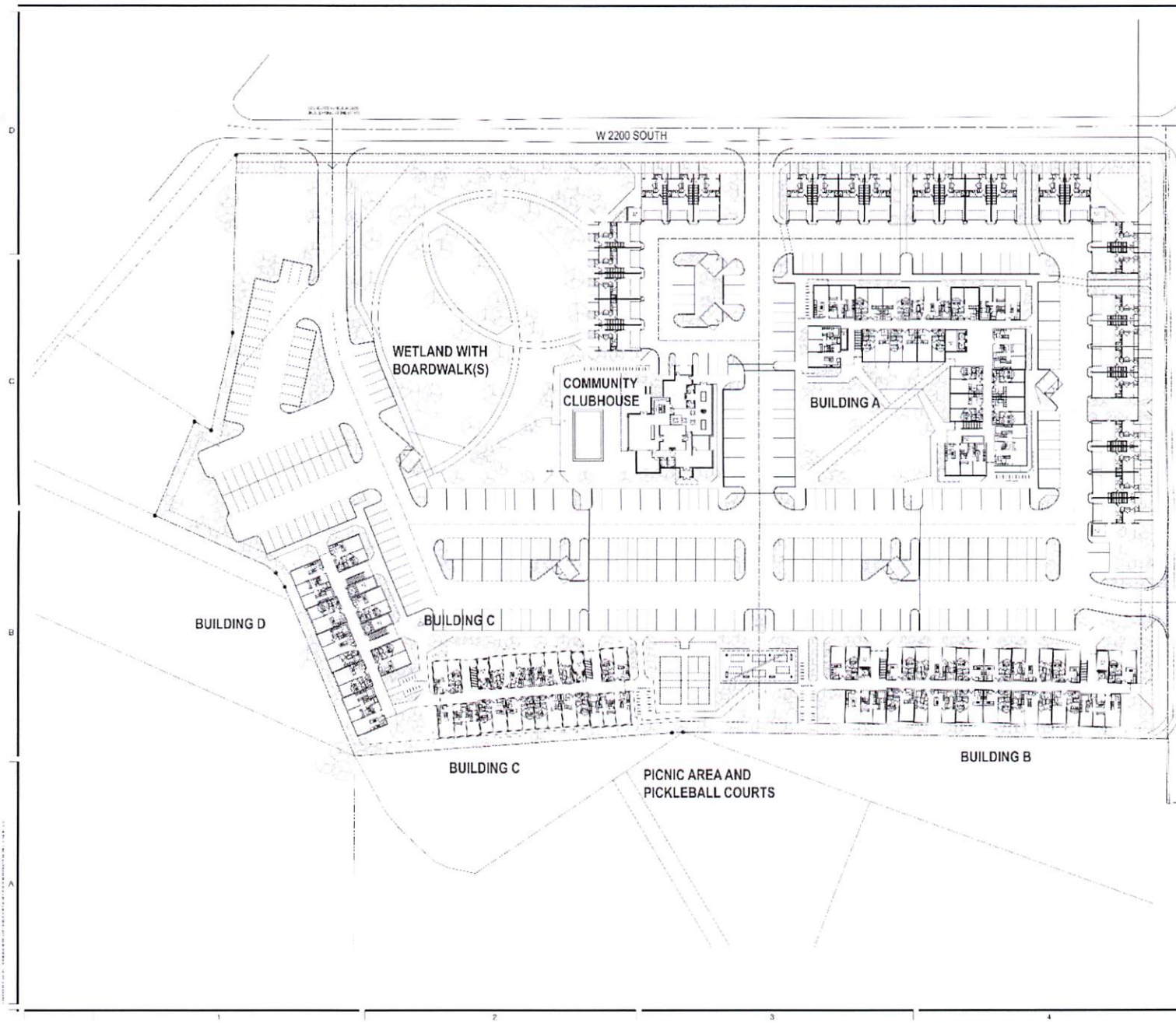
1262 West 2200 South



October 27, 2022







SITE INFORMATION:

THIS SITE INCLUDES NATURAL AND MAN-MADE AMENITIES.

THE PLAN TAKES ADVANTAGE OF THE EXISTING WETLAND AS A FEATURE, WHILE ALSO ADDING GREEN SPACE THROUGHOUT THE DEVELOPMENT.

THIS PLAN INCLUDES TOWN HOMES, MULTI-FAMILY CONDOMINIUM HOMES, COMMUNITY CLUB HOUSE, PICNIC PAVILION, PLAYGROUNDS, PICKLEBALL AND WALKING PATHS THROUGHOUT THE SITE.

SITE DATA:

SITE AREA - +/- 10.73 ACRES
 WR-30 = 30 UNITS PER ACRE
 10.73 X 30 = 322 UNITS
 WITH THE LIMITED LAND AVAILABLE DUE TO SETBACKS AND THE NATURAL WETLAND, WE ARE PROPOSING THE FOLLOWING.

TOWN HOMES - 28
 MULTI-FAMILY CONDOMINIUMS - 204
 TOTAL UNITS - 232

UNIT MATRIX

TOWN HOMES - 3 BEDROOM + STUDY OR BONUS ROOM
 MULTI-FAMILY CONDOMINIUMS - TWO BEDROOM + DEN
 TWO BEDROOM
 ONE BEDROOM

ONE BEDROOM - 124 UNITS = 60%
 TWO BEDROOM - 80 UNITS = 40%

PARKING:

TOWN HOMES - SELF PARKED (2 CARS)
 MULTI-FAMILY - 408 REQ'D. (2 PER UNIT)
 374 PROVIDED**
 - 34 SPACES NOT PROVIDED

**WE ARE ASKING FOR A 8.25% REDUCTION IN PARKING FOR THIS DEVELOPMENT.

75% OF PARKING IS COVERED

BICYCLE:

5 PER BEDROOM REQUIRED

TOWN HOMES - 28 X 4 (WORST CASE) - 112

MULTI-FAMILY CONDOMINIUMS - ONE BEDROOM - 124
 TWO BEDROOM - 160
 = 396

TOTAL BEDROOMS - 396 X .5 = 198

198 REQUIRED
 198 PROVIDED



NORTH
 SCALE: 1" = 40'



DATE	2/14/2022
BY	EA
CHECKED BY	AZ
DATE	2/14/2022



****THIS PLAN IS STILL BEING WORKED ON BUT IS REPRESENTATIVE OF THE QUALITY AND CHARACTER THIS SITE IS STRIVING TO ACHIEVE.**



RENDERED AERIAL VIEW LOOKING SOUTHEAST.



RENDERED AERIAL VIEW LOOKING SOUTHWEST.

LEGEND

NO.	DESCRIPTION
1	WATERMARK DEVELOPMENT - 2200 SOUTH 1200 WEST, LOGAN, UT
2	ARCHWEST ARCHITECTS - 255 SOUTH 1200 WEST, LOGAN, UT
3	DESIGN WEST ARCHITECTS - 255 SOUTH 1200 WEST, LOGAN, UT
4	LOGAN CITY REZONE & DESIGN REVIEW
5	LOGAN CITY REZONE & DESIGN REVIEW
6	LOGAN CITY REZONE & DESIGN REVIEW
7	LOGAN CITY REZONE & DESIGN REVIEW
8	LOGAN CITY REZONE & DESIGN REVIEW
9	LOGAN CITY REZONE & DESIGN REVIEW
10	LOGAN CITY REZONE & DESIGN REVIEW
11	LOGAN CITY REZONE & DESIGN REVIEW
12	LOGAN CITY REZONE & DESIGN REVIEW
13	LOGAN CITY REZONE & DESIGN REVIEW



C1 THE GREEN - ELEVATION

12' 0" = 1" 0"



A1 INTERIOR STREET - ELEVATION

12' 0" = 1" 0"

WATERMARK DEVELOPMENT Archwest
MULTI-FAMILY
LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

design west architects
255 SOUTH 1200 WEST, LOGAN, UT 84301
765.1.1000 FAX 765.1.1001 SALT LAKE CITY, UT 84103

LOGAN CITY
REZONE &
DESIGN
REVIEW

PROJECT # 42126
DESIGN BY DW
DATE 08.10.2022





PLANNING COMMISSION MINUTES

Meeting of October 27, 2022

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

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, October 27, 2022, Commissioner Lucero called the meeting to order at 5:30 p.m.

Commissioners Present: Jessica Lucero, Roylan Croshaw, Jordy Guth, David Lewis, Eldon Peterson, Sara Doutré

Commissioners Excused: Ken Heare

Staff Present: Russ Holley, Tanya Rice, Mike DeSimone, Amanda Pearce, Mohammed Abdullahi Darren Farar, Jeannie Simmonds (City Council)

Commissioner Doutré moved to approve the minutes from the October 13, 2022 meeting as submitted. Motion seconded by Commissioner Croshaw. The motion was approved unanimously.

PUBLIC HEARING:

PC 22-056 Mountainside Estates Amendment -**Requesting continuance to the November 17th meeting.** [Subdivision Permit] Brent Lawyer/Capstone Consulting LLC & Shree Giriraj Ji Inc, authorized agent/owner are requesting a Subdivision Permit to modify their existing subdivision plat by adding 4 building lots. The subdivision is located at approximately 1200 East 1400 North in the Suburban Neighborhood Residential NR-4) zone; TIN 05-011-0006 (Hillcrest Neighborhood)

MOTION: Commissioner Peterson moved to continue PC 22-056 to the November 17, 2022 meeting. Motion seconded by Commissioner Guth. The motion was approved unanimously.

PC 22-058 The Watermark [Zone Change & Design Review Permit] Joshua Low/Watermark Project LLC, authorized agent/owner are requesting a zone change of 11.13 acres from Commercial (COM) to Mixed Residential High (MR-30) to construct 28 townhomes and 204 multi-family condominiums for a total of 232 residential units located at approximately 1262 West 2200 South in the Commercial (COM) zone; TIN 03-007-0010; -0011; -0023 (Woodruff Neighborhood).

STAFF: Russ Holley, Senior Planner, reviewed the request for a Rezone of approximately 11.13-acres (three parcels) from Commercial (COM) to Mixed Residential High (MR-30), and a Design Review Permit to develop a new multi-family housing project containing 232 units. The Design Review Permit is contingent on the outcome of the zone change.

R. Holley reviewed the surrounding zones and housing types. Nibley City borders this project to the south and east. Thomas Edison Charter school is located directly to the south in Nibley City.

The property is identified on the Future Land Use Plan (FLUP) as COM and considering its proximity to the highway, commercial land use could be considered a viable long-term solution. The South Highway Overlay anticipated this area to be developed commercial with larger setbacks and in a nodal manner associated with the new 1000 West traffic light. There will only be two additional traffic lights installed along the highway, one near 3200 south and one possibly near 2600 south. The FLUP

has already identified numerous acres in this area as MR that are currently in the process of being developed into multi-family and townhome developments. Commercial use would be ideal for this site, whereas living near a high-speed highway is not ideal (noise, pollution, and safety). The rezone request is not consistent with the FLUP and has not been anticipated by both the surrounding Logan and Nibley neighborhoods. Staff is recommending denial of the zone change.

There have been 85 comments received on this project. The main concern addressed in all of the comments was the nearby elementary school and the safety of the children who attend.

Commissioner Croshaw asked what the density difference is between COM and MR-30 zones. R. Holley stated the maximum height is lower in the COM zone, but the density is the same.

Commissioner Dautre asked if utilities are available for this property. R. Holley said that utilities are available water is available across the highway and sewer is available to the north and the west.

PROPONENT: Josh Low talked about his client and an alternate plan they will be proposing, that includes commercial space if the current proposal does not get approved.

PUBLIC: Wayne McKay spoke about his concern for the safety of the children at the neighboring elementary school. With a four-story apartment building next to the school, there is no way to know who is living in these units that can watch over the schoolyard. He also spoke about issues with the traffic getting onto 1000 West.

Alyssa Jenson spoke about the noticing for this project, the safety of her children that attend the neighboring school, and the developer that is not familiar with the area

David Bair said that there is already enough high density in this area and there is already too much traffic.

Kent Smith spoke about the students, families, traffic concerns, and flooding in the area. He stated that it is unfair to consider a zone change when the area is already planned for commercial.

J. Bingham said that there is no room for any more students at Ridgeline or Logan High School.

Brent Speth owns storage sheds across 1000 West. Spoke about how the area next to the highway should remain commercial and residential should be back off the highway.

Frank Scheabel a retired geologist spoke about the wetlands in this area, the high water table in this area, and where all the water is going to go if the area is developed.

Mark Oakey talked about the open space proposition on the ballets and how this is the exact opposite, and the animals that live in the open spaces.

Stephanie Winkler talked about the school being a commuter school that already brings in additional traffic. The children do not need four-story buildings right next to where they play outside

Dr. Christopher L. spoke about this project changing the culture, nature, and environment of the valley negatively.

Holly Weston said that the public notice should be mailed to a larger area than 300 feet around the project property. She read a portion of the comment she submitted.

Luke Dickey asked if there were any plans to widen the roads.

Mickey Duke spoke about how there is already too much density in this area and is amazed that this project would even be considered.

Jordan Schvaneveldt spoke about the school having enough challenges as is and there should not be any added.

Tyler Cady spoke about the traffic concerns, stormwater, and the water table.

COMMISSION: Lucero asked Russ Holley to address the public about the public noticing. R. Holley stated that Utah's notification requirements were followed for this project. Public Notices were mailed to all property owners that are within a 300-foot radius of the property. A notice was published in the Herald Journal on October 10th and 13th. Notice was posted on the City's website as well as the Utah State Public Notice site on October 17th. There is also a notice posted on the City's Facebook Page.

Commissioner Lucero asked Russ to address the comments made regarding the stormwater and the roads. R. Holley said that projects are submitted for review at about 30% complete. A lot of the technical engineering is completed during the building permit phase. All building plans submitted for review have to meet state and local code requirements to be issued a building permit. A portion of the frontage street (center of the road to the project site) is required to be developed along with the property.

Commissioner Peterson said he does not see a need for the rezone. Commissioner Guth agreed and asked what the neighboring zones are in Nibley and that it would be nice to have a transition between the neighboring properties and this development. R. Holley said it is a mixture of single-family homes to the southeast, townhomes to the south, just past the school, and some commercial and warehouses to the west and southwest.

The Commissioners agreed that this is a nice project that offers different housing types, this is just not the right location.

MOTION - Zone Change: Commissioner Doutre moved to forward a **Recommendation of Denial** to the Municipal Council on a Zone Change for PC 22-058 with findings for denial as listed below. Commissioner Peterson seconded the motion.

Commissioner Guth moved to **continue** the Design Review Permit to January 12, 2023, depending on the outcome of the zone change. Commissioner Doutre seconded the motion.

FINDINGS FOR DENIAL OF REZONE

1. The Logan City FLUP identifies the area as COM.
2. This area is positioned along Highway 89/91 with commercial uses to the north and the neighboring properties are not anticipating MR-30 land uses.
3. Design incompatibility may be an issue with surrounding properties because they are not anticipating MR-30 land uses.
4. MR-30 and other higher density developments should be planned and located near services and transit for better walkability and less car dependence.

Moved: S. Doutre

Seconded: E. Peterson

Approved: 6-0

Yea: Lucero, Croshaw, Lewis, Guth, Peterson, Doutre

Nay:

Abstain:

MOTION – Design Review: Commissioner Guth moved to **Continue** PC 22-058 for the Design Review Permit to the January 12, 2023 meeting pending the Municipal Council's decision on the zone change. Commissioner Doutre seconded the motion.

Moved: J Guth.

Seconded: S. Doutre

Approved: 6-0

Yea: Lucero, Croshaw, Lewis, Guth, Peterson, Doutre

Nay:

Abstain:

PC 22-061 Fairway Lofts [Zone Change, Design Review, Conditional Use Permit] Tony Johnson/Alliance Acquisitions LLC are requesting a Zone Change of a 0.26-acre parcel from Mixed Residential Low (MR-12) to Neighborhood Center (NC) and a Design Review and Conditional Use Permit to construct approximately 1,000 SF of commercial space, one residential unit, and one short term rental, located at 391 South 400 West in the Mixed Residential (MR-12) zone; TIN 02-038-0001 (Woodruff Neighborhood).

STAFF: Russ Holley, Senior Planner reviewed the request for a Zone Change, Design Review, and Conditional Use Permit to remodel a vacant corner store on the property into an operational commercial service building, remodel the existing home and add a second residential unit. The first step in this project is the zone change from Mixed Residential Low (MR-12) to Neighborhood Center (NC). The NC zone is the smallest scale commercial zone in the city, similar to the Island Market and Herms Inn, it is designed to be neighborhood and pedestrian-oriented, where the commercial space is less than 3,000 square feet. This is a good location as there are not any NC zones on the west side of town. Where This is a historic corner store, Fairway Market, built in 1951, and the west side of town is underserved, staff is recommending approval of the zone change.

The proposed site plan includes renovating the corner store into a drive-through, a new residential tiny home, and the renovation of the existing Victorian home for short-term rental use. Staff's concern is with the drive-through and it not being appropriate to the character of the neighborhood. there are also six driveways being proposed, the Land Development Code (LDC) allows two driveways. Staff is recommending denial of the drive-through and a redesign submitted for two driveways.

Commissioner Doutre asked if there is any other zone that would allow this development. R. Holley said that the Commercial Center (CC) zone allows for a cluster of commercial uses and doesn't put a cap on the building size. The NC zone is the least intensive zone that would allow for what the applicant is proposing.

PROPONENT: Tony Johnson, the developer on this project said their main focus is on the preservation of existing buildings. With this project, they are trying to make sure the corner commercial space is a viable location. Most of the businesses they have spoken to about using the space have requested the drive-through. Tony gave several operating options they could incorporate to keep the drive-through. He also suggested that they try the drive-through for a year and then revisit to see if there are any issues and/or neighborhood complaints.

PUBLIC: Jeannie Simmonds asked if residential space is included in the total square footage allowed in the NC zone. R. Holley said that only the commercial space is limited to 3,000 square feet. The number of residential units is based on the size of the lot, which in this case is .25 acre, they are allowed two residential units.

COMMISSION: Commissioner Doutre said this project makes sense, this is a great area for the proposed zone and use. The proponent has done a great job of cleaning up this property.

Commissioner Lucero asked if the drive-through concern is a neighborhood compatibility issue, or is it a restriction in the LDC. R. Holley said that it is a neighborhood compatibility issue.

Commissioner Doutre asked how the six driveways are determined and asked if the proposed drive-through entrance, garage entrance, and parking entrance on the east side should be considered one driveway cut.

Darren Farar, Logan City Engineer stated that Logan City allows one driveway per lot, or per 300 feet of frontage. There is approximately 120 feet of frontage total for this development, so they are allowed one driveway. The Public Works director can approve a second driveway. After looking at this site it was determined that it is a good location for a second driveway. Additional driveways would cause issues with the intersection, especially if there is a drive-through.

Commissioner Croshaw asked what the driveway cuts can be for this location. R. Holley said that driveway cuts typically mirror the adjacent street, this project would be for a two-lane, 24-foot wide access. The parking lots need to have at least a 24-foot wide driveway cut to allow for cars to enter and exit at the same time.

Commissioner Guth stated that a drive-through is not appropriate in a residential area it would create a real safety concern. R. Holley stated that a drive-through is not prohibited in the LDC for the NC zone, but staff does feel that it is not compatible with the neighborhood zones, and this will be addressed in a future code amendment.

There was a discussion on the commission needing to see a redesign of the drive-through and driveways. Commissioner Peterson stated that these concerns are covered in the conditions, so conditional approval would be sufficient. The Design Review Permit is contingent upon the City Council approving the rezone request.

MOTION: Commissioner Croshaw moved to forward a **Recommendation of Approval** to the Municipal council on a Zone Change for PC 22-064 with the recommended findings for approval as listed below, and to **Conditionally Approve** a Design Review and Conditional Use Permit with the conditions of approval and findings for approval as listed below. Commissioner Peterson seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The drive-thru lane is not compatible with the neighborhood character and cannot be allowed in the NC zone.
3. This Conditional Use Permit authorizes a one (2) bedroom short term rental occupying the entire old Victorian single-family home.
4. This Conditional Use Permit authorizes two (2) people per bedroom with two (2) additional individuals for a maximum of six (6) occupants within the STR and entire tiny home.
5. A minimum of two (2) parking stalls are required for the STR. Parking areas shall be located on-site, off-street and outside of the front yard 25' setback. All parking stalls shall be paved, 9'x18' along with a minimum 12-foot-wide driveway for access. Parking shall be outside of setbacks and fully verified, installed and approved prior to the issuance of the business license.
6. Parking of recreational vehicles, trailers, boats, ATVs or similar vehicles associated with the STR shall be legally parked on-site and are not permitted to be parked on-street.

7. Rental contracts for the STR shall be for 30 days or less.
8. Rental contracts shall not be offered to the same individual, group, or party for more than two consecutive rental contracts in a six (6) month period. The owner shall maintain rental records available for review and inspection by Logan City.
9. Quiet times shall comply with the City noise ordinance of 10 pm to 8am.
10. A Logan City building/fire inspection is required which may result in building remodeling and building permits prior to the issuance of a business license.
11. A Logan City business license is required before a rental contract can be issued.
12. The STR shall comply with local and state Building, Health, Fire, Safety, Maintenance and Nuisance Codes prior to operating.
13. The corner store shall provide four (4) parking stalls and a bike rack and tiny home shall provide two (2) parking stalls. All stalls must meet setback and location standards and may require additional landscaping to buffer views and impacts.
14. The detached garage structure shall meet a front setback of at least 10 feet.
15. The corner store shall have at least 50% transparency on both street facing facades. The detached garage, if associated with the corner store, shall have 50% transparency.
16. The detached garage must be moved to a located that is not in between the street and the primary structure.
17. Landscaping shall be placed along the north and west border to sufficiently buffer the neighboring residential properties and contain at least 5 trees and 13 shrubs. Street trees are required, in addition to on-site trees, in the park-strip along the project frontage.
18. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
19. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
20. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
21. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
22. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
23. Surface storm-water retention and detention facilities shall not be located in front yard areas unless landscaped in a manner that entirely screens and buffers the pond areas. If located in rear-yard or areas out of view from the public, landscaping and buffering is not necessary.
24. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. **Environmental— contact 716-9760**
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of the enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. **Engineering — contact 716-9160**
 - Provide water shares or in-lieu fee for all new water demand from the development to the City system.
 - Area is less than 1 acre so compliance with State Storm Water Permit is not required. Development shall comply with Logan City design standards in regards to meeting storm water

management and detention/retention requirements. Development shall also provide a sediment and erosion control plan for all construction activities.

- There is no reference in the application to pursue a subdivision plat for this parcel. Comments are therefore provided assuming that the property will not be subdivided. If subdivision of the property is pursued, additional requirements will apply, and the development will need to resubmit for Planning Commission approval.
- Per section 17.29.070 only one driveway is permitted for commercial lots unless the Director of Public Works approves a second driveway. A second driveway will be permitted if the driveways are located on the west 30 feet of the 400 S frontage and the north 30 feet of the 400 W frontage. Driveways shall be subject to non-residential driveway width dimensions as specified in 17.29.060.C.
- There is currently one existing water meter and one sewer service to the lot. Two additional water meters and two sewer services shall be provided for to service the three structures.
- All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards..
- Sidewalks through the drive approaches to this development shall be a minimum of 6 inches thick per City standards. Remove and replace sidewalk as adjacent to the driveways as needed to comply with this requirement. Any existing sidewalk that is broken or damaged by construction activities shall be removed and replaced prior to acceptance of the project.
- The site shall construct concrete curb and gutter in accordance with approved City standards on 400 W and 400 S along the length of the frontage. The development shall also improve the park strip along the two frontages including the provision of permanent irrigation lines and appurtenances.

c. Light and Power —contact 716-9722

- Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines. Contact Light and Power for Power Location and a meet on site.

d. Water —contact 716-9627

- The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port.
- Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-105-12 during and after construction. (Cooling, heating, processing, treating, chemicals and irrigating etc.) Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

FINDINGS FOR APPROVAL

1. The NC zoning district is intended to be neighborhood serving, pedestrian oriented and in locations that do not compromise neighborhood character.
2. As conditioned without the drive-thru lane, the reconfigured parking that better screens and buffers cars, the project meets the intent of the NC zoning district.

3. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, and circulation.
4. The proposed project provides required off-street parking as per the LDC.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 400 South and 400 West provides access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: R. Croshaw

Seconded: E. Peterson

Approved: 6-0

Yea: Lucero, Croshaw, Lewis, Guth, Peterson, Dautre

Nay:

Abstain:

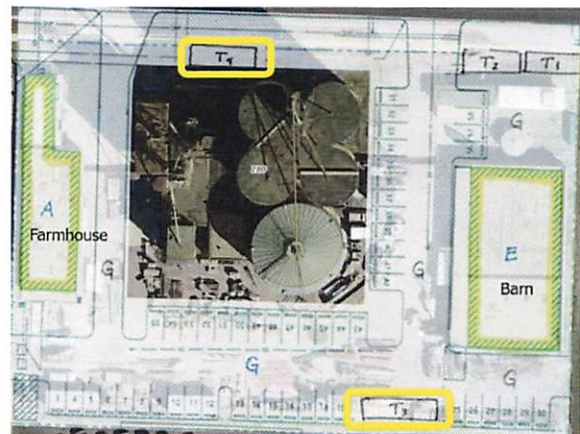
PC 22-057 The Logan Silos [Design Review Permit] Tim Rodebush/Logan Silos LLC, authorized agent/owner are requesting a Design Review Permit to repurpose the existing site and structures. Phase one includes outdoor event space and two, two-story mixed-use buildings that will contain approximately 7,000 square feet of commercial space on the main floors and residential units on the 2nd floors located at 280 West 300 South in the Mixed Use (MU) zone; TIN 02-050-0012; -0007 (Woodruff Neighborhood).

STAFF: Tanya Rice, City Planner reviewed the request for a Design Review Permit to repurpose the structures at the vacant IFA Mill site, approximately 2 acres located at 280 West 300 South. Phase one includes the repurposing of the two existing one-story buildings. The 'Farmhouse' (A on the site plan) on the west side of the property will be remodeled to have two floors with commercial use on the main floor and two residential units on the 2nd floor. The 'Barn' (E on the site plan) on the east side of the property will be remodeled to have two floors with commercial use on the main floor and six residential units on the 2nd floor. There are also two existing and two proposed train cars (T) that will be repurposed for a mix of commercial and residential use which has not been designated yet. Outdoor event space (G on the site plan) is being proposed surrounding the buildings and parking areas.

Using the max density allowed for this side, 44 parking stalls are required and 52 are proposed. The site plan conforms with frontage and access, the existing structures do not meet the current setbacks but are considered to be grandfathered structures as long as the footprints of the buildings are not expanded with the development. Any new structures will have to follow current setbacks.

The proposed site layout does not show pedestrian circulation and needs further development to show pedestrian connections throughout the development site, connection to future phases of development and pedestrian access points to 300 South and the city sidewalk. Bike parking stalls will need to be added to the site plan as well.

The project site does not have existing landscaping, nor was there a landscape plan provided with the proposal. The site plan identifies 'Outdoor Event Space' (G on the site plan) which is shown in a drive aisle and parking area, and as such, does not count towards meeting the minimum open space requirements. Staff is recommending that an overall performance landscape plan is submitted prior to



the first building permit specifically identifying open space, landscape plantings, usable outdoor areas, and public gathering areas.

The north and east facades of the single-story portion of the Farmhouse are visible from 300 South. These façades show about 10% transparency. As this is intended for retail space, staff recommends that the ground floor frontage transparency meet the 50% minimum requirement for the north elevation and 20% on the east.

There is little variation in color or materials throughout the exterior of the Barn building except for the floor-to-ceiling windows covering the former open bays. Additional windows are added on the north elevation at about 25% transparency. As this is intended for commercial uses and the north side of the Barn is proposed as outdoor event space, staff recommends that the ground floor frontage transparency meet the 50% minimum requirement. The east-facing ground level is proposed as a 100-foot solid wall that can be seen from 300 South. Staff recommends an additional 20% fenestration as required for exposed side elevations and to break up the 100-foot wall.

PROPONENT: Tim Rodebush said that all parking stalls could be located in the empty lot (phase 2) to the east of the proposed site so the open space could be located where the parking is currently proposed. He is still waiting on engineering to determine if they can build on top of the existing structures.

PUBLIC: Jeanie Simmonds asked about the proposed barn being a fertilizer shed and if there are any environmental concerns. Asked if you can legally expand a non-conforming building and have it maintain its legal non-conforming status. Mike DeSimone, Community Development Director said that a non-conforming structure can grow inward or upward without increasing the degree of non-conformity and therefore remain a legally existing non-conforming structure.

COMMISSION: Lucero said she is excited about this project and it's nice to see this historic site be repurposed.

The commission discussed continuing the project to see a pedestrian pathway plan.

MOTION: Commissioner Guth moved to **Continue** PC 22-057 to November 17, 2022. To review the requested pedestrian pathway plan. Commissioner Dautre seconded the motion.

Moved: J. Guth

Seconded: S. Dautre

Approved: 6-0

Yea: Lucero, Croshaw, Lewis, Guth, Peterson, Dautre

Nay:

Abstain:

PC 22-062 Zollinger Annexation [Annexation] Lance Zollinger & Guy Marker/Global Property 2000 LLC, authorized agent/owner are requesting the annexation of 18.93 acres, county parcels 04-076-0010 & 04-076-0011, located at approximately 1000 West 2000 North, into Logan City and are requesting that the zoning be Industrial Park (IP).

STAFF: Mike DeSimone, Community Development Director reviewed the annexation request for two parcels totaling 18.93 acres located at 1000 West 2000 North into Logan, requesting to be part of the Industrial Park (IP) Zone. The Future Land Use Plan (FLUP) shows this area as IP and the surrounding zones are IP.

PROPONENT: Guy Marker said that the intent for this property is Industrial, Commercial, and Warehousing.

PUBLIC: No public comments were made.

MOTION: Commissioner Peterson moved to forward a **Recommendation of Approval** to the Municipal Council for the annexation of PC 22-062 with the recommended findings for approval as listed below. Commissioner Doutre seconded the motion.

FINDINGS FOR APPROVAL

1. The proposed Global Property Annexation request is a logical extension of Logan City boundaries.
2. The annexation petition is consistent with the Logan General Plan.
3. The annexation and future development of this site is compatible with neighboring land uses. The request to annex into Logan City as Industrial zoned property in this location is consistent with the General Plan and adjacent land uses.
4. The site has access to municipal services and the City has the capacity available to serve this site.
5. Any comments received from Affected Entities have been considered in the preparation of this annexation review and recommendation.
6. All minimum public notification requirements established by Utah State Law have been met.

Moved: E. Peterson

Seconded: S. Doutre

Approved: 6-0

Yea: Lucero, Croshaw, Lewis, Guth, Peterson, Doutre

Nay:

Abstain:

PC 22-060 Logan City 2022 Moderate Income Housing Plan [Plan Amendment] Mike DeSimone/Logan City are requesting to amend the Logan General Plan to comply with UCA 10-9A-401 & 10-9A-403 by adopting the Logan City 2022 Moderate Income Housing Plan.

STAFF/ PROPONENT: Mike DeSimone, Community Development Director reviewed the proposed Moderate Income Housing Plan that was presented at the October 13th workshop and reviewed the eight strategies recommended by the commission and the goals and timeline associated with those strategies.

PUBLIC: No public comments were made.

COMMISSION: Doutre said that this is a great steppingstone for the general plan and it will be exciting to see what strategies are selected to be implemented.

MOTION: Commissioner Doutre moved to forward a **Recommendation of Approval** to the Municipal Council on PC 22-060, for the 2022 Moderate Income Housing Plan strategies goals and timelines. Commissioner Croshaw seconded the motion.

Moved: S. Doutre

Seconded: R. Croshaw

Approved: 6-0

Yea: Lucero, Croshaw, Lewis, Guth, Peterson, Doutre

Nay:

Abstain:

Meeting adjourned at 8:23 p.m

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting on October 27, 2022.

Michael A. DeSimone
Community Development Director

Jessica Lucero
Planning Commission Chairman

Amanda Pearce
Administrative Assistant