

CITY OF LOGAN, UTAH
ORDINANCE NO. 13-95

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 code entitled "Land Development Code, City of Logan, Utah" Chapter 17.20: "Public Zones" is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.21: "Public Zones Uses" is hereby amended as attached hereto as Exhibit B, respectively:

SECTION 3: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.22: "Development Standards: Public Zones" is hereby amended as attached hereto as Exhibit C, respectively:

SECTION 4: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 1st
THIS DAY OF JANUARY, 2014.

AYES: 5 - Acuino, Ward, Simmonds, Needham, Olson

NAYS: 0

ABSENT: 0

Karl B. Ward
Karl B. Ward, Chair

ATTEST:

Teresa Harris

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 1st day of JANUARY, 2014.

Karl B. Ward
Karl B. Ward, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 7 day of
January, 2014.

H. Craig Petersen

H. Craig Petersen, Mayor

EXHIBIT A

Chapter 17.20: Public Zones

§17.20.010. Public Zones Established

The following districts are established as Public base zoning districts:

- A. Public (PUB), Public,
- B. Recreation (REC), Recreation

§17.20.020. Public Zone (PUB)

A. Purpose:

The purpose of the Public Zone is to classify lands which are publicly owned, and on which public facilities, public schools, and/or other existing or identified publicly-owned facilities or uses are located. These areas serve many functions including providing opportunities for education, cultural enhancements, indoor and outdoor recreation, and general governmental functions.



The PUB-Public zone is intended to support lands and facilities that are owned and operated by governmental or non-profit entities and that serve and benefit the community. The zone is intended to provide for permitted and conditionally permitted uses in a manner that is harmonious with adjacent and nearby residential, commercial, or industrial uses in a manner and which protects the public's health, safety, and general welfare of those nearby uses.

B. Applicability:

The PUBPublic zone is appropriate for publicly owned lands such as, lands owned by public utilities, schools, Utah State University, Logan City, Cache County, the State of Utah, and other public and non-profit organizations.



Utah State University properties are zoned Public: PUB. However, these state owned lands are exempt from local zoning requirements. Private projects on University lands may be subject to City development standards and permitting requirements.

§17.20.030. Recreation Zone (REC)

A. Purpose:

The purpose of the Recreation zone is to preserve and enhance public and private open, natural, and improved park and recreational areas, and to implement recreation and resource sustainability



provisions of the General Plan. These areas serve ~~to the following functions:~~

- Provide opportunities for active and passive outdoor recreation;
- Provide contrasts to the built environment;
- Preserve scenic qualities;
- Protect sensitive or fragile environmental areas;
- Preserve the capacity and water quality of the stormwater drainage system; and
- Provide pedestrian and bicycle transportation connections.

B. Applicability.

The ~~Recreation~~**REC** zone is intended to be applied to publicly-owned ~~parks and~~ recreation ~~and park~~ facilities ~~as well as~~ ~~publicly owned open space~~. The classification may also be used conditionally for privately owned recreation facilities, such as a golf course, recreation vehicle park, ~~or campground, or Gateway District in that future public open space in gateways may be designated REC.~~



EXHIBIT B

Chapter 17.21: Public Zones Uses

§17.21.010. Primary Land Uses

Table 17.20.040 lists the primary uses allowed within the Public zones. ~~The use categories listed in the table are defined in Chapters 17.06, 17.07, 17.08, 17.09, 17.10, and 17.62.~~

§17.21.020. Residential Structure Types

Mobile homes and other types of dwelling units used as on-site housing for security guards or caretakers shall be allowed in the Public zones if reviewed and approved in accordance with the conditional use permit procedures of Chapter §17.49. Only one such dwelling shall be allowed per lot.

§17.21.030. Accessory Uses

Accessory uses shall be permitted within Public zones if they comply with all development standards of this title. Accessory uses and structures shall not be ~~permitted to be~~ established before the ~~establishment of the~~ primary use ~~or structure is established~~.

§17.21.040. Temporary Uses

Temporary uses shall be permitted within the Public zones for a period not to exceed twelve calendar months in compliance with the provisions of this ~~chapter~~ Chapter and all development standards of this title.

Table 17.21.040: Allowed Uses in Public Zones

Category	Description (Excerpt) Land Use	Zones	
		PUB	REC
Residential Uses			
Group Living Refer to §17.06.010	Assisted Living Center	N	N
	Nursing Home, Convalescent Home	N	N
	Caregiver, Certified NA or CA	N	N
	Group Home where care, training, or treatment IS provided on site. Care, training, or treatment IS provided on site where other types of occupancy of a structure where the occupancy exceeds the maximum occupancy allowed by the base zoning district.	<u>NC</u>	N
	Group Home where care, training, or treatment IS NOT provided on site. Care, training, or treatment IS NOT provided on site where other types of occupancy of a structure where the occupancy exceeds the maximum occupancy allowed by the base zoning district.	<u>NC</u>	N
Household Living Refer to §17.06.020	Dormitories, Fraternities, Sororities	<u>NC</u>	N
	Residential occupancy of a dwelling unit by a family, or no more than three unrelated adults. See also, Table 17.13.030.	N ¹	N ¹
Institutional Uses			
College, University, Technical Refer to §17.07.010	Colleges, Universities, or Technical Schools and other institutions of higher learning that offer courses of general or specialized study leading to a degree	C	N
	Trade, vocational, or commercial schools	<u>NC</u>	N

¹ One residential dwelling may be conditionally permitted for a caretaker or security personnel.

17.21: Public Zone Uses

Category	Description (Excerpt) Land Use	Zones	
		PUB	REC
Community Services Refer to §17.07.020	Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. <u>Community Services</u>	C	N
Family Day Care Refer to §17.07.030	Uses providing care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. For more than 24 hour care, a conditional use permit is required for both categories in some districts.	<u>NC</u>	N
Family Group Care Refer to §17.07.030		<u>CA</u>	N
Commercial Day Care §17.07.040	17 or more clients	<u>CA</u>	N
Hospital Refer to §17.07.050	Uses providing medical or surgical care to patients and offering overnight care	N	N
Parks and Open Areas Refer to §17.07.060	Uses of land focusing on natural area, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares	P	P
Religious Institutions Refer to §17.07.070	Uses providing meeting areas for religious activities	N	N
Safety Service Refer to §17.07.080	Uses that provide public safety and emergency response services	P	<u>NC</u>
Schools Refer to §17.07.090	Public schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. <u>Public Schools (K-12)</u>	State law supersedes local zoning regulations	State law supersedes local zoning regulations
	Private schools (K-12) at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education	N	N
Utility Uses			
Telecommunication Facilities Refer to §17.07.100	All Public and Commercial Wireless, Radio, Television, and Telecommunication Towers and Facilities.	C	C
	Amateur radio towers	C	C
Utilities, basic service delivery Refer to §17.07.110	Infrastructure services that need to be located in or near the area where the service is provided: physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint	P	P
Utilities, distribution network	Neighborhood or area distribution network, above ground power lines of less than 120 kilovolts	<u>NC</u>	<u>NC</u>
	Regional, intracity, intercity, or interstate distribution lines; above ground power of 120 kilovolts or more; power distribution by nonfranchised power company; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.	C	C
	Municipal water well, reservoir, or storage tank	C	C
Commercial Uses			
Entertainment Event, Major §17.08.010	Activities or structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature. <u>Major Entertainment Events</u>	N	C
Office Refer to §17.08.020	Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services. <u>Office – general government only</u>	<u>NP</u>	<u>CP</u>
	Bank, savings and loans, or credit union	N	N

² Public offices allowed only.

17.21: Public Zone Uses

Category	Description (Excerpt) <u>Land Use</u>	Zones	
		PUB	REC
Accommodations, lodging, bed and breakfast §17.08.030	Clinic, medical, dental, or optical	N	N
	Laboratory, scientific or research	N	N
	Wholesale office	N	N
Parking, Commercial §17.08.040	Bed-and-breakfast: ten or fewer rooms and meal service limited to guests—Sleeping accommodations for transient occupancy	N	N
	Hotel, motel	N	N
Recreation and Entertainment, outdoor facility Refer to §17.08.050	Facilities providing parking that is not accessory to a specific use: <u>public or private Commercial Parking</u>	C	N
	Recreational vehicle and vehicle storage parking	N	N
	Truck storage parking	N	N
Sales and Service Refer to §17.08.060	Outdoor Recreation and Entertainment <u>Generally commercial uses that provide recreation or entertainment-oriented activities, primarily takes place outdoors</u>	C	C
	Golf course	C	C
	RV Parks short term occupancy (less than 30 calendar days)	N	NC
	RV Parks long term occupancy (more than 30 calendar days)	N	N
	Non-vehicle camping (tents) in RV Park	N	N
	Tent campground	N	NC
	Miniature golf course and accessory recreation	N	C
Sales and service, including food service, permitted in either the Public or Recreation zones as a Conditional Use and provided they are accessory to a primary public or recreation use. Firms involved in the sale, lease or rent of new or used products to the general public—they may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	Sales and service, including food service, permitted in either the Public or Recreation zones as a Conditional Use and provided they are accessory to a primary public or recreation use. Firms involved in the sale, lease or rent of new or used products to the general public—they may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	NC	NC
	Sales and service, large, footprint greater than 100,000 sq. ft.	N	N
	Adult oriented business	N	N
	Amusement, commercial indoor	N	N
	Animal clinic or pet hospital, no outdoor pens	N	N
	Animal clinic or pet hospital, with outdoor pens	N	N
	Antique or collectible shop	N	N
	Art supply store	N	N
	Barber or beauty shop	N	N
	Bakery or confectionery shop, retail sales	N	N
	Camera shop	N	N
	Camping supply store in RV Park	N	C
	Carpet, retail	N	N
	Carpet, wholesale	N	N
	Carwash	N	N
	Clothing	N	N
	Convenience market (no gasoline)	N	N

17.21: Public Zone Uses

Category	Description (Excerpt) Land Use	Zones	
		PUB	REC
	Copy center	N	N
	Dairy products or ice cream plant	N	N
	Dancehall or nightclub	N	N
	Department or discount store	N	N
	Drug store or pharmacy	N	N
	Dry-cleaner	N	N
	Florist shop	N	N
	Furniture or appliance store	N	N
	Garden shop, plant sales, nursery	N	N
	Grocery store	N	N
Sales and Service Refer to §17.08.040 (Continued)	Handicraft and art object sale	N	N
	Hardware store	N	N
	Hobby shop	N	N
	Kennel	N	N
	Laundromat	N	N
	Locksmith or key shop	N	N
	Maintenance or repair service for buildings	N	N
	Medical supplies	N	N
	Mortuary	N	N
	Music store	N	N
	Package liquor store	State law supersedes local zoning	State law supersedes local zoning
	Paint sales	N	N
	Pawn shop	N	N
	Personal services such as milliner, tailor, etc.	N	N
	Pet shop for small animals, bird, fish	N	N
	Plumbing shop	N	N
	Provisioning and recreational sporting goods sales	N	N
	Radio or television transmitting stations, commercial	N	N
	Railroad or bus passenger station	C	C
	Repair of appliances, TV, radios	N	N
	-Restaurant, Brew	N ³	N ³
	-Restaurant, Fast Food	N	N
	-Restaurant, General	N	N

³ Allowed only when accessory to a primary public or recreational use.

17.21: Public Zone Uses

Category	Description (Excerpt) Land Use	Zones	
		PUB	REC
	Shoe, boot, or other leather goods sale and repair	N	N
	Storage warehouse	N	N
	Studio, health and fitness	N	N
	Studio, photographer, artist, music, dance, and drama	N	N
	Tavern	N	N
	Tennis swimming or other recreation, private indoor	C	C
	Theaters	N	P
	Trailer and mobile home sales	N	N
	Vehicle parts sales, new or reconditioned, indoor	N	N
	Vehicle parts sales, used or reconditioned, outdoor	N	N
	ATVs, Motorcycle, and Snowmobile sales	N	N
	Heavy truck sales, rental and service and equipment	N	N
	Vehicle & Equipment sales and rental	N	N
	Welding or machine shop	N	N
Storage, Self Service Refer to §17.08.070	Uses providing storage areas for individual or business uses	N	N
	Commercial storage unit	N	N
Storage, Outdoor Refer to §17.08.080	Non-retail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials	N	N
Vehicle Repair Refer to §17.08.090	Service to passenger vehicles, light and medium trucks and other motor vehicles such as motorcycles, boats and recreational vehicles—generally, the customer does not wait at the site while the service or repair is being performed. Public fleet vehicle, truck and equipment storage, service and repair	NC	NC
Vehicle Service Refer to §17.08.100	Services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	N	N
	Gasoline service station	N	N
	Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	N
	Electric charging facilities for vehicles (no petroleum) in conjunction with a primary use.	P	NP
	Truck stop	N	N
Industrial Uses			
Industrial Service Refer to §17.09.010	Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N
	Industrial machinery storage, sales, repair	N	N
	Contractor supply store	N	N
	Contractor supply store with outdoor storage	N	N
Manufacturing, Assembly, or Production Refer to §17.09.020	Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N
	Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level	N	N

17.21: Public Zone Uses

Category	Description (Excerpt) Land Use	Zones	
		PUB	REC
Warehouse, Freight Movement Refer to §17.09.030	Firms involved in the storage, or movement of goods for themselves or other firms	N	N
	Contractors & Storage yard of heavy equipment	NP	NP
	Lumberyard	N	N
	Storage of sand, gravel, earth, or stone, pipe, conduit, electrical equipment, wire, etc., or other materials related to governmental service provision	NP	NP
Waste-Related Use	Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material	C	NC
	Recycling drop off containers	C	C
	Enclosed Wrecking or Salvage Facilities	NC	N
	Open Wrecking or salvage yards	N	N
Wholesale Sales and Service Refer to §17.09.050	Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses	N	N
Other Uses			
Agriculture Refer to §17.10.010	Activities that primarily involve raising, producing or keeping crops or animals Agricultural uses and activities	P	P
		P	P
Air Passenger Terminals Refer to	Facilities for the landing and takeoff of flying equipment, arrival and departure of vehicles, including loading and unloading areas for passengers, cargo, or freight	P	NoN
Detention Facilities	Facilities for the judicially required detention or incarceration of people	C	NoN
Residential Programs for Drug & Alcohol Treatment	A non-profit or for-profit group home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation	N ⁴	N ⁴
Alternative or Post Incarceration Facilities	A facility housing individuals that are transitioning from a correctional institution, including halfway houses, work release centers, or any other domiciliary facilities for persons released from any penal or correctional facility but still in the custody of the city, county, or public agency. This includes youth care centers or other facilities authorized to accept youth offenders.	N ⁴	N ⁴
Mineral Resource Production, Processing, Storage	Mining or extraction of mineral or aggregate resources from the ground for off-site use	NC	NC
Rail Lines	Railroad tracks and lines for the movement of trains	P	P

⁴ Indicates use may be allowed where State or Federal law preempts local zoning.

EXHIBIT C

Chapter 17.22: Development Standards: Public Zones

§17.22.010.

A. Purpose.

The purpose of Chapter 17.22 is to provide unified development standards for Logan's Public zones; to promote streamlining of development review; and to ensure consistency and provide flexibility in site design consistent with Logan's General Plan.

B. Applicability.

~~These standards apply Chapter 17.22 applies~~ to all development proposals in Logan's Public zones. Some Sections of 17.22 may not be applicable to certain types of development, as specified by this Code. Where an interpretation of applicability is required, the ~~Community Development~~ Director shall make the interpretation or elevate the decision to a decision body.

C. Design Review and Decision Criteria.

Development proposals which comply with the standards in this Chapter shall be reviewed as Track 1 Design Review decisions, in accordance with Chapter 17.50. Such projects do not involve adjustments. The standards listed in the sections below are the review criteria for Track 1 decisions. Development proposals which include one or more adjustments, and/or include requests requiring a public hearing, shall be reviewed as Track 2 Design Review decisions. Where adjustments are requested, the adjustments criteria in the sections below are the applicable decision criteria.

§17.19.020. Land Use

Land uses shall conform to the provisions of Chapter 17.21. Allowed uses shall not be modified through ~~a variance or adjustment~~.

§17.19.030. Siting

Siting standards provide for consistent setbacks along street frontages, allow for light between buildings, provide compatibility with adjacent uses, and allow for adequate vehicular parking while efficiently using land resources, consistent with the purpose of each zone.

- A. Setbacks: Setback standards frame streets and public spaces, and encourage a consistent building wall along street edges where appropriate. Parking setbacks enhance pedestrian safety and comfort while reducing the visual prominence of automobiles as viewed from streets, building entrances and sidewalks.
- B. Building frontage: Building frontage requirements enhance pedestrian safety, comfort and convenience.
- C. Parking: Minimum parking standards provide for an adequate supply of parking. Maximum parking standards encourage compact development and efficient use of urban land, while encouraging the use of alternative modes of transportation.

§17.19.040. Building Form

Building form standards are intended to provide predictable and economically viable requirements for building form that implement the purpose of each zone.

- A. Building Heights: Buildings should provide a sense of street enclosure for pedestrians in more urban environments and step-down in height adjacent to neighborhoods. Building height in Public Zones ~~adjacent to residential zones shall meet the height transition requirements contained in Chapters 17.14 and 17.18. shall be consistent with Districts and Corridors Height Transition Areas in §17.18.040.~~

17.22: Development Standards: Public Zones

- B. Floor Heights: The intent of minimum ground and upper floor height standards is to provide commercially viable spaces at the ground-level and adequate working ~~and/or living~~ spaces above.
- C. Transparency: Where applicable, the intent of transparency standards is to promote economic activity by creating active street walls and visual interest for pedestrians at the ground-level. They also serve to promote personal and property safety by introducing more “eyes on the street” or natural surveillance of the public right-of-way and building interiors.
- D. Entrances: The intent of entrance standards is to provide direct and comfortable access to businesses for pedestrians. Entrances on public streets are particularly important to promote pedestrian traffic and activities on the sidewalks.

§17.19.050. Appearance

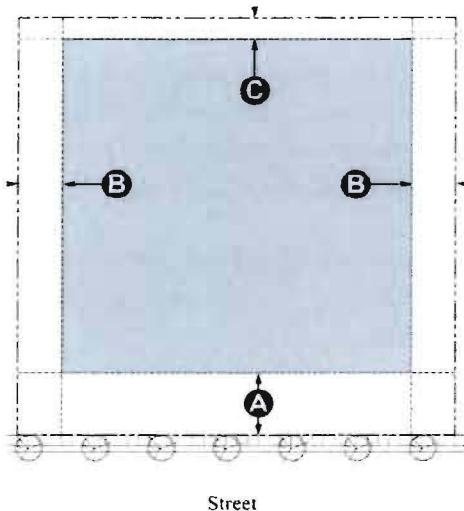
Appearance standards ensure that new development is of high quality and helps to create an environment that is human-scaled, pleasant and safe for pedestrians, and consistent with the purpose of each zone.

- A. Elevations: These requirements help to ensure that buildings attract customers/pedestrians, reduce the negative impact of blank walls ~~on walkability~~ and improve the vitality of businesses.
- B. Materials: The intent of these requirements is to promote high quality construction materials and to foster visual continuity on the publicly viewed sides of buildings.

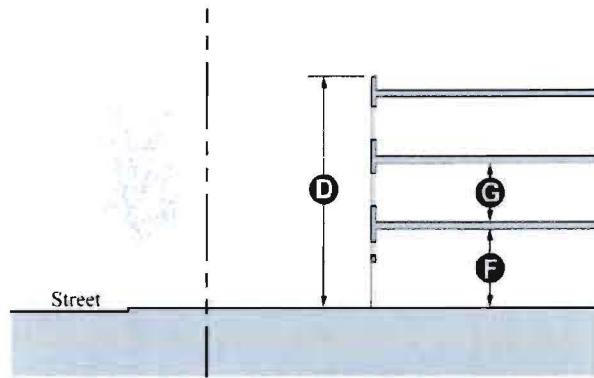
§17.19.060. Procedures for Review and Approval

All proposed changes in land use and proposed developments shall be processed in accordance with the procedures and permit requirements in Chapters 17.46 through 17.6959, as applicable.

§17.22.070. Public Zone and Recreation Zone Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

Units/acre (max) NA

Site

Lot coverage (max) 50%

Setbacks

A Front (min)	30'	
B Side (min)	20'	
C Rear (min)	10'	
Parking (min)	30'	

Outdoor Activities Facilities
(see Other Standards below)

Parking

See Chapter 17.38

Location Rear or Side

Land Set Asides (17.35.020)

Not Applicable. Open Space is established during Design Review.

Building Form

Building Heights

Stories (min)	NA
D Height (max)	35'

See Other Standards for height exceptions.

Floor Heights

F Ground Floor (min)	12'
G Upper Floors (min)	9'

Transparency

Ground Floor (frontage)	30%
Ground Floor (exposed sides)	30%
Upper Floors (frontage)	20%

Building Form (Continued)

Elevations

Blank lengths of wall exceeding 30 linear feet are prohibited on all exposed building facades. Acceptable breaks include transparent or lightly tinted windows, balconies, horizontal building modulation (e.g. recess), and/or changes in color or material.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhang)

§17.22.070. Public Zone and Recreation Zone Development Standards



Building Form (Continued)

Entrances

For public buildings within the perimeter or adjoining the TC, COM, MU, UC zones, entrances shall be as required in §17.18.030. For all other entrances a public pedestrian entrance shall face a public street.

Building Design

See Section 17.18.020, Building Design.

Accessory Structures

Shall be architecturally consistent with the principal structure in materials, color, roof pitch, and detailing.

Other

Compliance with Other Standards

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards – All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.

Outdoor Activity Setbacks

Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting neighborhood zones ~~R-zoned properties~~. Playground facilities must be set back 25 feet from abutting neighborhood and corridor zoned properties if not illuminated, and 50 feet if illuminated. Where the outdoor activity facility abuts an adjacent outdoor activity in another zone (e.g. a school yard in an abutting Neighborhood zone) the required setback is reduced to 10 feet.

Height Exceptions

The maximum height standards of Section 17.22.070 apply to all primary and accessory uses allowed within Public and Recreation zones, except that the following may exceed the stated height limits by ten (10) feet: water towers; utility poles; solar collectors, louvers, and reflectors; penthouse structures for elevators, stairways, HVAC facilities, or; skylights; steeples; flagpoles; chimneys; silos and barns. Utility poles, public safety facilities and recreational facilities may exceed height limits with a Conditional Use Permit.



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: December 3, 2013
FROM: Mike DeSimone
SUBJECT: Land Development Code Amendment – Public Zones (17.20); Public Zones Uses (17.21); and Development Standards: Public Zones (17.22)

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Code Amendment – Public Zones
<i>Project Address:</i>	City wide
<i>Request:</i>	Amendments to LDC 17.20, 17.21, & 17.22
<i>Recommendation of Planning Commission:</i>	Approval

On November 14, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a request to amend the Land Development Code, Public Zones (17.20); Public Zones Uses (17.21); and Development Standards: Public Zones (17.22).

Planning Commissioners, vote (4,0):

Recommend approval: Amanda Davis, Garrett Smith, Steve Stokes and Konrad Lee.
Recommend denial: None.

Attachments:

Staff Report
Ordinance 13-095
PC Meeting Minutes



**Project #13-068
Public Zones (17.20 – 17.22)
Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Public Zones Amendments
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	November 14, 2013
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following amendments to the Land Development Code (LDC): Sections 17.20 – 17.22.

REQUEST

This proposed text amendment to the Land Development Code amends the three LDC Chapters dealing with Public Zones (17.20), Uses (17.21) and Development Standards (17.22).

The changes in 17.20 and 17.22 are generally just clean-up in nature. The changes in 17.21 streamlines the list of uses by limiting the table to those uses most appropriate in the Public zones and removing others.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. This proposed amendment clarifies language and application within the Public section of the Code. The proposed amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

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

Legal notices were published in the Herald Journal on October 31, 2013, posted on the City's website and the Utah Public Meeting website on October 23, 2013, and noticed in a quarter page ad on October 27, 2013.

AGENCY AND CITY DEPARTMENT COMMENTS

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 Amendments are generally administrative in nature as they remove redundant language, clarify intent and application, and streamline the overall sections.
4. The provisions of the Public Sections are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.

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.



PLANNING COMMISSION

Meeting of November 14, 2013

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites NO BUS TOUR.

5:30 p.m.

I. WELCOME

II. APPROVAL OF MINUTES from the meeting of October 24, 2013.

III. PUBLIC HEARING *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

PC 13-045 Champlin 1000 N Retirement Community (continued from October 24, 2013)

Subdivision. Turner Design Engineering/Champlin Development, authorized agent/owner, request approval of a 46-lot subdivision for a single-family residential development at the northwest corner of 400 East and 1000 North in the Neighborhood Residential Outer Core (NROC) zone; TIN 05-020-0020;0021;0022.

PC 13-066 LDC Amendment – 17.24, 17.25, 17.26, 17.29 Logan City requests to amend the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.

PC 13-067 LDC Amendment – 17.35 Logan City requests to amend the Land Development Code Section 17.35 to clarify Open Space standards and requirements.

PC 13-068 LDC Amendment – 17.20, 17.21, 17.22 Logan City requests to amend the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.

- Continued -

LEGAL NOTICE
Logan Municipal Council
December 3 & 17, 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. Contact 716-9021 or www.loganutah.org for further info.

13-94 **PC 13-066 LDC Amendment – 17.24, 17.25, 17.26, 17.29** Logan City requests to amend the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.

PC 13-067 LDC Amendment – 17.35 Logan City requests to amend the Land Development Code Section 17.35 to clarify Open Space standards and requirements.

13-95 **PC 13-068 LDC Amendment – 17.20, 17.21, 17.22** Logan City requests to amend the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.

Publication Date: Tues. November 19, 2013



TEXT AMENDMENT & ZONE CHANGE

PUBLIC HEARING PLANNING COMMISSION

THURSDAY
November 14, 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 13-066 LDC Amendment – 17.24, 17.25, 17.26, 17.29 Logan City requests to amend the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements. *13-94*

PC 13-067 LDC Amendment – 17.35 Logan City requests to amend the Land Development Code Section 17.35 to clarify Open Space standards and requirements.

PC 13-068 LDC Amendment – 17.21, 17.21, 17.22 Logan City requests to amend the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code. *13-95*

The Municipal Council is tentatively scheduled to hold a workshop on Tuesday, December 3, 2013, and a public hearing on Tuesday, December 17, 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

– published in H.J. 10/27/13

Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 13th day of January , A.D. 2014 personally appeared before me Monica Christensen who being first being duly sworn, deposes and says that she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal a daily newspaper published in Logan City, Cache County Utah, and that the Legal Notice, a copy of which is hereto attached was published in said newspaper for 1 issue(s) and that said notice also published on utahlegals.com on the same days(s) as publication in said newspaper

Commencing on the following days:
01/12/2014

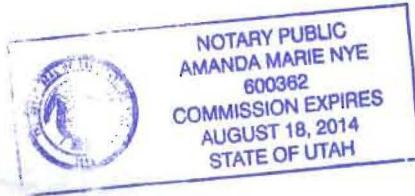
Monica Christensen

, Assistant to the Finance Director

Subscribed and sworn to before me on this 13th day of January , A.D. 2014

Amanda Marie Ny
Commissioned in the State of Utah

My Commission expires August 1, 2015



LEGAL NOTICE LOGAN MUNICIPAL COUNCIL	
SUMMARY OF AN ORDINANCE - The following ordinances were adopted and approved by the Logan Municipal Council, Logan, Utah on January 7, 2014.	
ORD. 13-94 Amending the Land Development Code Sections 17.24 (Airport), 17.25 (Aquifer/Wellhead Protection), 17.26 (Historic Landmark), and 17.29 (Greenfield) to clarify overlay zone standards and requirements.	
ORD. 13-95 Amending the Land Development Code Sections 17.20 (Public Zones), 17.21 (Uses), and 17.22 (Development Standards) to clarify language within the Code.	
These ordinances are effective immediately upon publication. Full text of the ordinances may be reviewed at the Office of the Logan City Recorder, City Hall, 290 North 100 West, Logan, Utah during regular business hours.	
Teresa Harris, City Recorder Publication Date: January 12, 2014	

