



**Project #18-038  
Amber Fields Remainder Parcel Rezone  
Located at approx. 200 South 1300 West**

**REPORT SUMMARY...**

*Project Name:* Amber Fields Remainder Parcel Rezone  
*Proponent/Owner:* Janet Thompson / Ironwood Development Group LLC  
*Project Address:* 1300 West 200 North  
*Request:* Rezone from NR-6 to IP  
*Current Zoning:* Neighborhood Residential Traditional (NR-6)  
*Date of Hearing:* October 25, 2018  
*Type of Action:* Legislative  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of approximately 0.84 acres of property located at 1300 W 200 N. (TIN# 02-066-0036) from Neighborhood Residential Traditional (NR-6) to Industrial (IP).

*Land use adjoining the subject property*

<i>North:</i>	PUB: Landfill	<i>East:</i>	NR6: Residential Use
<i>South:</i>	NR6: Residential Use	<i>West:</i>	PUB: PUBlic Uses

**REQUEST**

The proponent is requesting to rezone a 0.84 acre parcel within phase three of the Amber Fields subdivision from NR-6 to IP. The area was originally designated as open space with the 2009 Amber Fields Planned Unit Development (PUD) subdivision permit. PUD subdivisions required open space in exchange for smaller lot sizes or cluster developments. That original 2009 PUD subdivision permit expired and a subsequent March 2017 standard single-family subdivision (PC #17-014 Amber Fields) was approved by the Planning Commission for 89 lots. The area under consideration for rezone, was labeled as a 1.49 acre remainder parcel with an approximate 9,000 SF detention pond for storm water runoff. Now the area is shown as a 0.88-acre common space for the detention pond and a 0.84-acre remainder parcel. During the PC #17-014 Amber Fields subdivision permit process, the applicant was made aware of the Landfill Overlay Zone, which prohibits residential land uses within a ¼ mile radius of the landfill. The Landfill Overlay zone prohibits residential land uses, but does allow non-residential base-zone land uses along with some limited agricultural and plant nursery land uses.

**GENERAL PLAN**

The Future Land Use Plan (FLUP) adopted in 2008 identifies areas within the ¼ mile radius of the landfill as Recreation (REC). The Amber Fields area outside of the radius is identified as Detached Residential (DR). REC areas are described as park or recreational facilities. Typically, REC land is publicly owned, but facilities such as golf courses or RV parks may be privately owned.

**LAND DEVELOPMENT CODE**

The Land Development Code (LDC) describes the IP zone as a designation that supports production and large-scale employment centers. Industrial zoned areas are not intended for residential uses. Permitted land uses within the IP zone range from warehousing and freight movement to manufacturing and applied technology businesses. The large-scale site development standards include generous setbacks and landscaping that create campus style settings.

## **ZONING HISTORY**

From 2000-2010 the property was zoned SFT & REC reflecting the FLUP boundary. From 2010-Present the property has been zoned NR-6-Landfill Overlay.

## **SUMMARY**

Given the proximity to phase 3 and 4 of the Amber Fields single family subdivision, staff is concerned with IP and NR zoning compatibility because of the potential negative impacts IP developments pose to immediate non-industrial neighbors. If rezoned, this would be the only industrial land in the vicinity south of 200 South and would become a very small isolated area surrounded by larger areas of PUB and NR zoning. The CS zone across the street to the north and nearly 600 feet away, are far enough away making any sort of cohesion difficult to achieve. The FLUP didn't envision any sort of Industrial uses in the area. This particular area hasn't had any expectation for development documented on official Logan City maps or plans. The applicant was aware of the Recreation Zone, Landfill Overlay and the previous Open Space designations during the March 2017 subdivision permit process. Staff recommends that the Municipal Council deny this rezone request.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

No comment.

## **PUBLIC COMMENTS**

One written comment from Brock Dethier and Shanan Ballam, who live nearby was submitted expressing opposition to the Industrial rezone request. A copy is attached for your review.

## **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 10/14/18, posted on the City's website and the Utah Public Meeting website on 10/18/18, and noticed in a quarter page ad on 10/7/18, and a Public Notice mailed to property owners within 300' were sent on 10/8/18.

## **RECOMMENDED FINDINGS FOR DENIAL**

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

1. The location of the subject property is incompatible for industrial developments because of the established single-family areas in the immediate area.
2. The subject property was never identified in the General Plan and Land Development Code as an area for future industrial development.
3. Industrial uses adjacent to single family residential uses pose potential negative impacts including loud noises, dust, debris, odors and heavy truck traffic.
4. The applicants of the previous Amber Fields subdivision permits were never given any sort of expectation of future development potential for this particular area.

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.

**FROM:** Brock Dethier  
Shanan Ballam  
1271 W. 350 S.  
Logan, UT 84321

**TO:** Logan City Planning Commission

**RE:** Amber Fields Phase 3 Rezone, PC 18-038

October 10, 2018

First, we'd like to thank the members of the Planning Commission for giving their time to the community and taking on this important responsibility. Unfortunately, we won't be able to attend the meeting on October 25, so we will express our concerns below.

We live on 350 South; the northern boundary of our property abuts the Amber Fields development. Like most of our neighbors, we would not be happy to have an industrial park almost in our back yard. We bought the property with the understanding that there would be no commercial or industrial development south of 200 South. We imagine that the Amber Fields development has already reduced our property values, since the Amber Fields lots are less than a third the size of ours, and the area has now lost the open, country feel of our development, "Equestrian Estates."

The developers have already crammed an astonishing number of houses into a small space, and they knew when they began their project that they wouldn't be able to build in the western end of the property because of its proximity to the dump. Squeezing an industrial park into the property would further depress property values and change the character of the whole neighborhood. There is no need for more industrial land in our neighborhood, since the area just north of 200 South is already zoned industrial. Because the development has replaced wetlands—areas that had flowing springs all winter—the logical use of the west end parcel would be to create new wetlands and leave a tiny bit of open space.

The mailing from the City contains one large and worrisome omission. The ID of the parcel in question is given as 02-066-0036. On the County Parcel and Zoning Viewer, that number refers to the entire 11-acre parcel west of 1200 West and south of the house lots indicated on the plat sent to us. If the Rezone is accepted, would that entire parcel become industrial? That would be a disaster. If that's not the intent, then the developer's first step would seem to be legally separating the .84 acre parcel from the rest of the 11 acres. Our other question is, What will happen to the rest of that 11-acre parcel? It's the land closest to existing houses, but the plat says nothing about it. We hope that issue is clarified before this proposal is discussed further.

Thank you for your consideration.



Brock Dethier

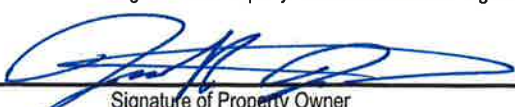
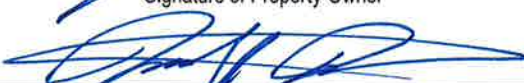


Shanan Ballam



# APPLICATION FOR PROJECT REVIEW

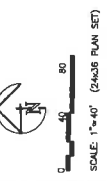
Planning Commission     Land Use Appeal Board     Administrative Review

Date Received <b>9/24/18</b>	Received By <b>RH</b>	Receipt Number <b>512440</b>	Zone <b>NR-6</b>	Application Number <b>PC 18-038</b>
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME <b>Amber Fields Phase 3 = Remainder Parcel = .84 acres</b>				
PROJECT ADDRESS <b>200 South 1200 West</b>			COUNTY PLAT TAX ID # <b>02 - 066 - 0036</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)			MAIN PHONE # <b>(435) 752-1480 ext.2002</b>	
MAILING ADDRESS <b>50 East 2500 North Ste. 101</b>	CITY <b>North Logan</b>	STATE <b>UT</b>	ZIP <b>84341</b>	
EMAIL ADDRESS <b>janet@visionaryhomes.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Ironwood Development Group LLC</b>			MAIN PHONE # <b>(435) 752-1480 ext.2002</b>	
MAILING ADDRESS <b>50 East 2500 North Ste. 101</b>	CITY <b>North Logan</b>	STATE <b>UT</b>	ZIP <b>84341</b>	
EMAIL ADDRESS <b>janet@visionaryhomes.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>Requesting change in zone from residential to Industrial.</b>			Total Lot Size (acres) <b>.84 ac</b> <b>1.08 Acres (land)</b>	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots <b>NA</b>	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

Council workshop: Nov. 6  
Council hearing: Nov. 20

# AMBER FIELDS, PHASE 3

PART OF SECTION 5, TOWNSHIP 11 NORTH,  
RANGE 1 EAST, SALT LAKE MERIDIAN,  
ALSO  
PART OF LOT 5 & 6, BLOCK 15,  
PLAT "A", LOGAN FARM SURVEY,  
LOGAN, UTAH



LEGEND

- BOUNDARY LINE
- LOT LINE
- PLAT & SECTION
- PLAT & SECTION (P.U.C.)
- PLAT & SECTION (P.U.C.)
- PLAT & SECTION (P.U.C.)

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION

OWNERS DEDICATION

LIMITED LIABILITY ACKNOWLEDGEMENT

CITY ATTORNEY APPROVAL

CITY ENGINEER APPROVAL

PLANNING COMMISSION APPROVAL

MAYOR APPROVAL

NOTES

- The purpose of this survey was to create 26 lots from the balance of section 5, township 11 north, range 1 east, salt lake meridian, also part of lot 5 and 6, block 15, plat "A", Logan farm survey, Logan, Utah. The lots are shown on this plan as indicated for public use and to be used for residential purposes. The lots are shown on this plan as indicated for public use and to be used for residential purposes.
- Due to the nature of the survey, the developer, the best interest of the public and the best interest of the community, it is recommended that the lots be used for residential purposes only.
- It is recommended that the lots be used for residential purposes only.
- It is recommended that the lots be used for residential purposes only.

BY: [Signature]  
DATE: 9/14/18

BY: [Signature]  
DATE: 9/14/18

BY: [Signature]  
DATE: 9/14/18

BY: [Signature]  
DATE: 9/14/18

BY: [Signature]  
DATE: 9/14/18

PLANNING COMMISSION APPROVAL  
CITY ATTORNEY APPROVAL  
CITY ENGINEER APPROVAL

DATE: 9/14/18

AMBER FIELDS PHASE 3

FINAL PLAT