



**Project #19-017  
Champlin Storm Rider Rezone  
Located at 1760 North 200 West**

**REPORT SUMMARY...**

*Project Name:* Champlin Storm Rider Rezone  
*Proponent/Owner:* Travis S. Taylor / CH Champlin LLC/Storm Rider Properties LLC  
*Project Address:* 1760 North 200 West  
*Request:* Rezone from COM to MR-30  
*Current Zoning:* Commercial (COM)  
*Date of Hearing:* May 23, 2019  
*Type of Action:* Legislative  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission send a rezone recommendation to the Municipal Council for approximately 17.35 acres of property located at approximately 1760 North 200 West (TIN# 04-082-0010, -0013, 04-177-0002, -0003, -0005) currently zoned Commercial (COM).

*Land use adjoining the subject property*

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	Outside City Limit: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

**REQUEST**

The proponent is requesting to rezone five (5) parcels that total approximately 17.35 acres of property. The request reconfigures the property boundaries so that approximately 5.9 acres remain Commercial (COM) zoning and 11.4 acres be rezoned to Mixed Residential High (MR-30). The proposed 11.4 acres of MR-30 property is located along the west side near 200 West. The area is relatively flat and currently being used for agricultural purposes. The streetscape along 200 West is currently devoid of curb, gutter and sidewalk. At maximum density, 11.4 acres of MR-30 land could yield 342 multi-family dwelling units.

**GENERAL PLAN**

The Future Land Use Plan (FLUP), adopted in 2008, identifies these properties as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations are located along the Main Street 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 located along major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space. Residential uses are allowed in upper floors only with ground floor square footage entirely dedicated to commercial purposes.

**ZONING HISTORY**

Portions of the project site were annexed into the City in 1983 and zoned C4. In 2000, those areas were zoned from C4 to COM. In 2013, the remaining portions of the site along Main

Street were annexed into Logan City as part of a City Boundary adjustment with North Logan City. These areas were zoned COM in 2013 and have remained that designation.

### **SUMMARY**

These properties, consisting of over 17 acres, are the largest vacant green-field COM zoned area along Main Street. A vacant area of this size inside City limits has unique commercial development potential and is becoming a scarcity. There are larger vacant COM properties along 1000 West near 200 North. Although the current demand for commercial development is low, being outpaced by multi-family development demand, The City has a diminishing amount of vacant land zoned COM. The Bridger Neighborhood has an overabundance of multi-family housing as compared to other Logan neighborhoods. This property is in close proximity to many commercial services and employment centers.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments.

### **PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, two phone calls and one written comment has been received. The two phone calls were in opposition and the letter is concerning a well source protection zone.

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 4/24/19, posted on the City's website and the Utah Public Meeting website on 4/24/19, and noticed in a quarter page ad on 4/24/19, and a Public Notice mailed to property owners within 300' were sent on 4/24/19.

### **RECOMMENDED FINDINGS**

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 one of the largest remaining vacant COM areas along the Main Street Corridor.
3. The subject property is located near major infrastructure and utility service lines.
4. The COM designation is intended for commercial uses serving city-wide and regional populations.

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.



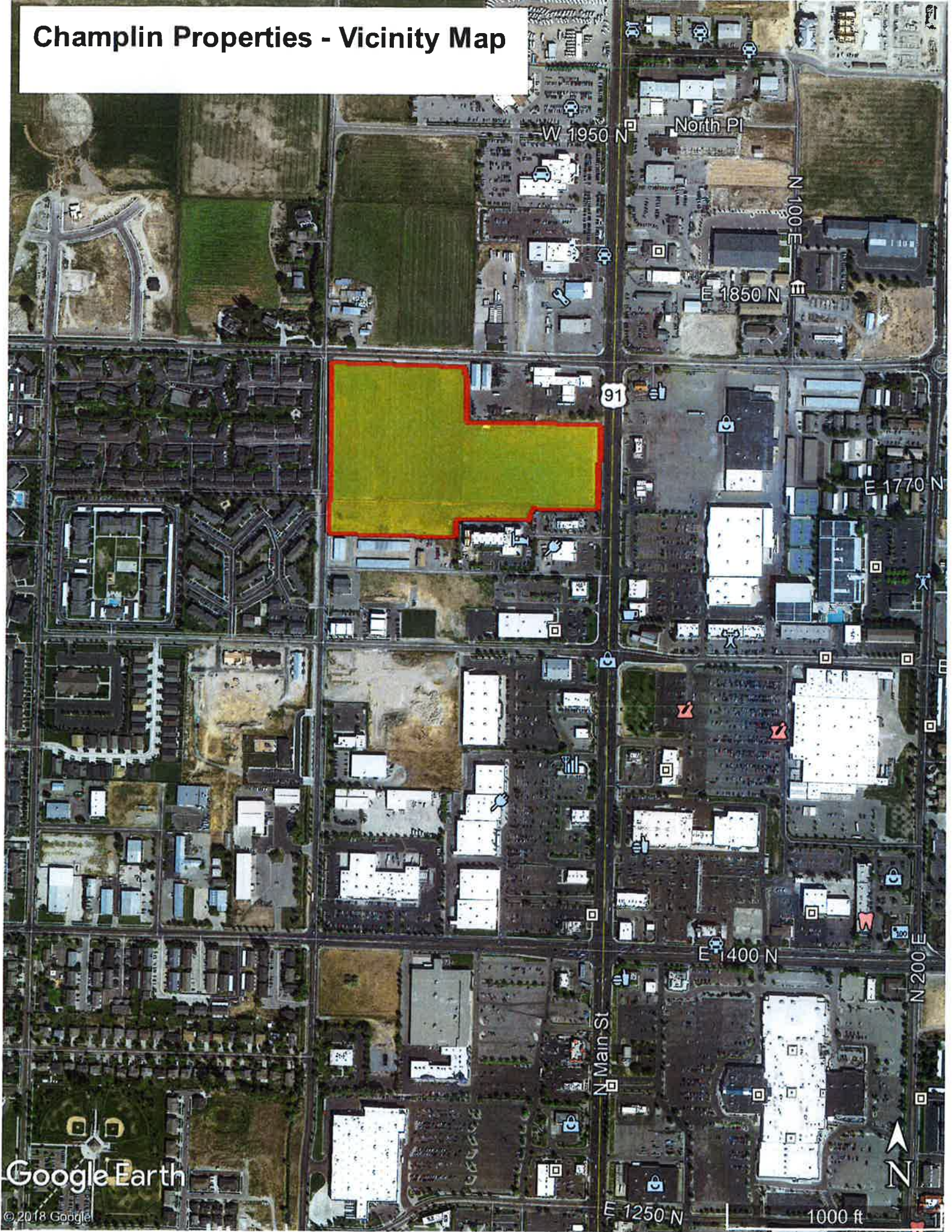
# APPLICATION FOR PROJECT REVIEW

Planning Commission    Land Use Appeal Board    Administrative Review

Date Received <b>4-17-19</b>	Received By <b>MD</b>	Receipt Number	Zone <b>COM</b>	Application Number <b>PC 19-017</b>
<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 _____				
<b>PROJECT NAME</b> Champlin / Storm Rider Properties Rezone				
<b>PROJECT ADDRESS</b> See list on attached sheet			<b>COUNTY PLAT TAX ID #</b> See list on attached sheet	
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> Travis S. Taylor			<b>MAIN PHONE #</b> 801-694-5202	
<b>MAILING ADDRESS</b> 95 S River Bend Way - Suite A		<b>CITY</b> North Salt Lake	<b>STATE</b> UT	<b>ZIP</b> 84054
<b>EMAIL ADDRESS</b> travis@westates.us				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b> C H Champlin, LLC / Storm Rider Properties, LLC			<b>MAIN PHONE #</b> 435-752-4779	
<b>MAILING ADDRESS</b> 195 W 1600 N Suite 140		<b>CITY</b> Logan	<b>STATE</b> UT	<b>ZIP</b> 84341
<b>EMAIL ADDRESS</b> craig@champlindevelopment.com				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed)			<b>Total Lot Size (acres)</b> ***** acres See list on attached sheet	
<p>There are five parcels located between Main Street and 200 West just south of 1800 North. All five parcels are currently zoned Commercial. This request is to rezone a portion of those five parcels from COM to MR-30 while preserving the commercial nature of the properties fronting Main Street and 1800 North. With the changing nature of commercial space and the demand for reasonably priced housing, we respectfully submit that this location would be ideal for the proposed blend of uses and request approval of the application as submitted.</p> <p><b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b></p>			<b>Size of Proposed New Building (square feet)</b> N/A	
			<b>Number of Proposed New Units/Lots</b> N/A	
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: June 3, 2019
- Council hearing: June 18, 2019

# Champlin Properties - Vicinity Map



SE 4 Section 21 Township 12 North Range 1 East

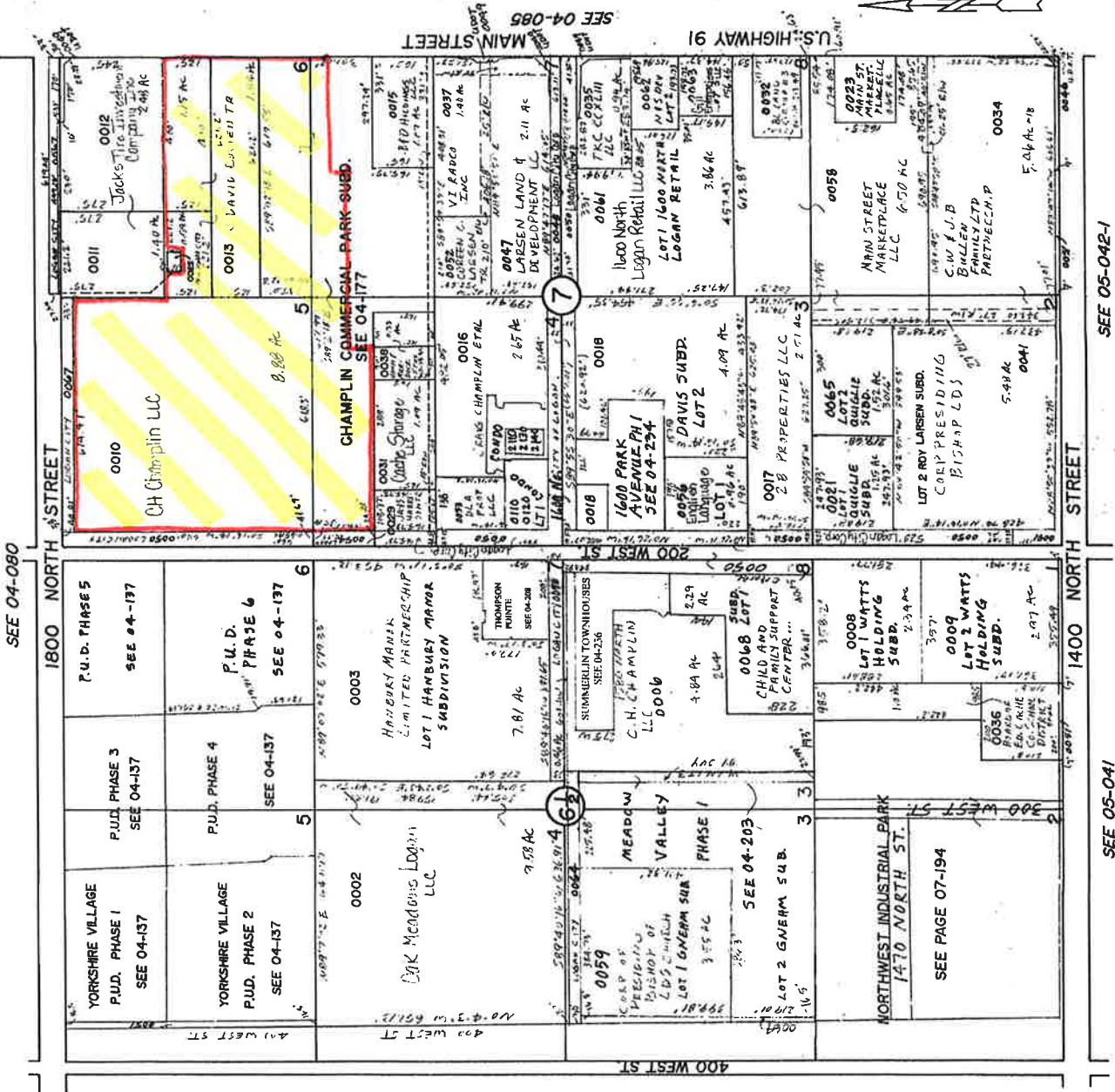
Scale 1 Inch = 200 Feet

TAX UNITS 27

04-082

PLAT "D" LOGAN FARM SURVEY

SEE 04-080



SEE 04-081

SEE 05-041

SEE 05-042-1



Russ Holley &lt;russ.holley@loganutah.org&gt;

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**Fwd: Champlin/ Storm Rider Rezone**

1 message

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**Mike Desimone** <mike.desimone@loganutah.org>  
To: Russ Holley <russ.holley@loganutah.org>

Wed, May 8, 2019 at 11:36 AM

----- Forwarded message -----

From: **Planning** <spencer@northlogancity.org>  
Date: Wed, May 8, 2019 at 11:24 AM  
Subject: Champlin/ Storm Rider Rezone  
To: <mike.desimone@loganutah.org>  
Cc: Alan Luce <alan@northlogancity.org>

Mike,

We received the public notice mailer regarding the proposed rezone near Jack's Tire and Oil.

You are probably aware of the well that we have in the area. We just wanted to be sure that the well source protection zone is taken into account with the rezone. I am still very new to the position, so I don't know the details on the restrictions in the source protection zone.

Let me know if there is anything we should be aware of, or that you would like our participation in.

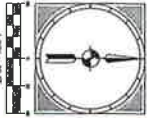
Thanks!

**Spencer Burt**

North Logan City  
Community Development Director  
(435) 752-1310 ext.13  
spencer@northlogancity.org

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Michael A. DeSimone, AICP  
Community Development Director  
Logan City  
290 North 100 West  
Logan, Utah 84321  
(435) 716-9022

mike.desimone@loganutah.org



PROJECT: WESTATES COMPANIES  
 SHEET: CHAMPLIN PROPERTIES  
 1 OF 2

**EXISTING PARCELS**

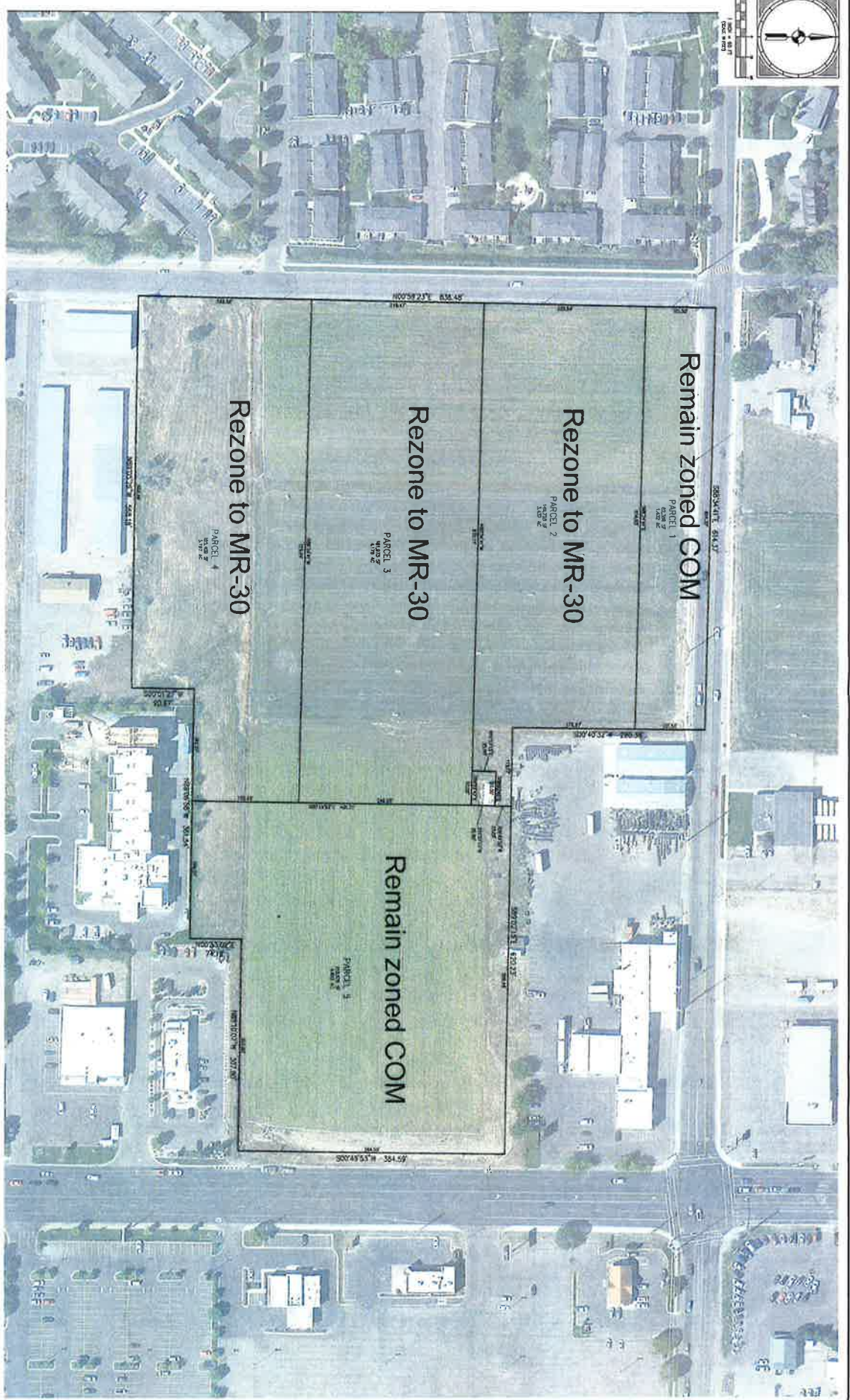
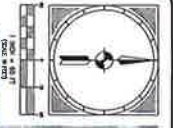
COACH COUNTY, UTAH

DATE: 08/14/2019  
 SCALE: AS SHOWN

Summit Engineering Group Inc.  
 1000 S. 1000 E. SUITE 100  
 ST. GEORGE, UT 84770  
 P: 435.779.1234  
 F: 435.779.1235  
 E: info@summiteng.com

PROJECT: WESTATES COMPANIES  
 SHEET: CHAMPLIN PROPERTIES  
 1 OF 2

PG 14-011



PROJECT L19406	OWNER WESTATES COMPANIES	ADJUSTED PARCELS	LOCATION: N.E. CORNER 1/4 OF SECTION 21 TOWNSHIP 12 NORTH RANGE 1 EAST STORM CAGHE COUNTY, UTAH	SHEET NO. 2 OF 2 NORTHING: 8160 EASTING: 2100 SCALE: 1" = 60' DATE: 04/17/2019	Summit Engineering Group Inc. 1000 S 21st St, Suite 100 Provo, UT 84601 (801) 734-1100	PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]
SHEET 2 OF 2	PROJECT CHAMPLIN PROPERTIES					